Construction Plans
Single Family Residence
5100 Leicester Way, San Diego, CA
(14 sheets)

SHEET INDEX

51ST STREET
SINGLE FAMILY RESIDENCE

REVISIONS:
ORIGINAL SUBMITTAL DATE: NOVEMBER 10, 2007

NOTES

1. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND THE COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXEMPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.
2. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND SITE DIMENSIONS AS SHOWN ON THE PLANS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY WHEN ANY DISCREPANCY OR AREA OF CONFUSION IS FOUND. DO NOT PROCEED WITH WORK IN QUESTION UNTIL WRITTEN DIRECTIONS ARE ISSUED BY THE ARCHITECT TO THE GENERAL CONTRACTOR.
4. SOIL BEARING VALUE USED 1,000 POUNDS PER SQUARE FOOT, UNLESS NOTED OTHERWISE IN A SOILS REPORT.
5. CONTRACTOR SHALL BE VERIFY LOCATION OF ALL SITE UTILITIES, INCLUDING LOCATION OF WATER,ELECTRIC,GAS,SEWER,AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE WORK INVOLVING UTILITY SYSTEMS WITH THE GOVERNING AGENCY.
6. NEW PLUMBING SHALL BE IN COMPLIANCE WITH THE LATEST APPLICABLE CODES AND ORDINANCES.
7. ELECTRIC WORK SHALL BE INSTALLED AS PER THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND THE UNIFORM BUILDING CODE.
8. ALL CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE 2001 EDITION OF THECALIFRONIA BUILDING CODE.
9. CONTRACTOR TO PROVIDE HEATING AND/OR AIR CONDITIONING LAYOUT. INSTALL PER LATEST ADOPTED CODE AND ORDINANCES.
10. CONTRACTOR TO SUPPLY AND MAINTAIN PORTABLE TOILET FACILITIES ON SITE.
11. OMIT
12. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL INDIVIDUALLY WARRANT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREED.
13. CONTRACTOR SHALL UPON COMPLETION OF HIS WORK AND CLEAR THE AREA OF ALL DEBRIS OR ANY OTHER MATERIAL CAUSED BY HIS OPERATION.
14. NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURE OR REGULATIONS,THEY ARE CONTRACTOR'S RESPONSIBILITY.
15. IN CASE OF CONFLICT,NOTES AND SPECIFIC DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE "GENERAL NOTES" AND OVER STANDARD DETAILS±WHERE NO CONSTRUCTION DETAILS ARE SHOWN,DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
16. BUILDING NUMBERS SHALL BE EASILY SEEN FROM STREET OR ROAD FRONTING PROPERTY U.F.C. SEC. 10.208.
17. SITE WALLS AND FENCES REQUIRE SEPARATE PERMITS.
18. SLOPE ALL GRADES AWAY FROM BUILDINGS.
19. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE. SEC. 3303(C) U.B.C. AND SEC 10.104(B) UNIFORM FIRE CODE.

GENERAL SUMMARY

OWNER:

SITE ADDRESS:
VACANT LOT NORTH 51ST AVENUE
SAN DIEGO, CA 92120

LEGAL DESCRIPTION:
LOT 8 CALSEY SUBDIVISION UNIT #1
MAP 5511 CITY SAN DIEGO
RECORDED 12/29/64

ASSESSOR'S PARCEL NUMBER:
458-680-06-00

PROPERTY SUMMARY

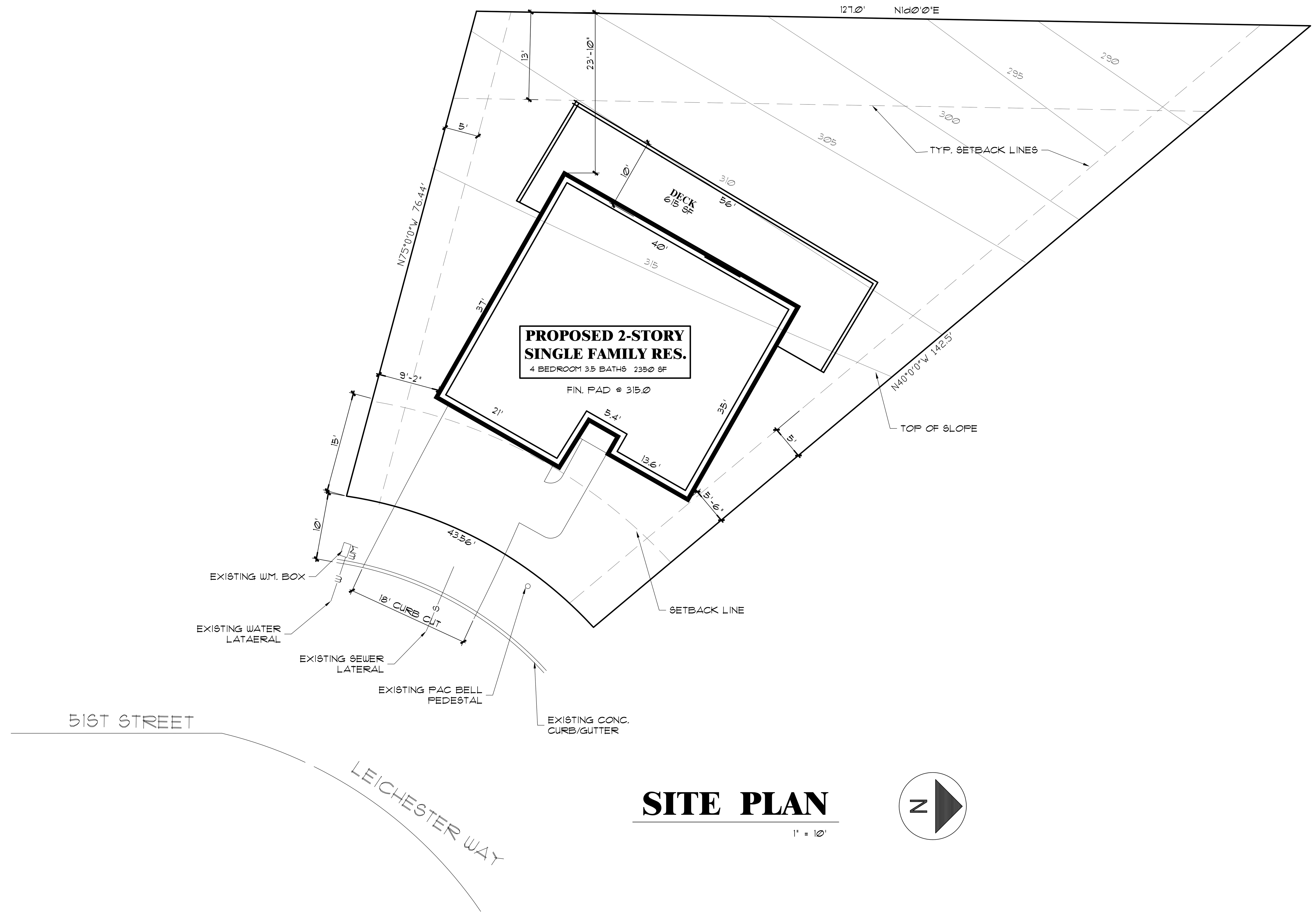
ZONE: RS-1-7
LOT AREA: 7077 SF

BUILDING SUMMARY

OCCUPANCY: R3
TYPE OF CONSTRUCTION: TYPE V N
BUILDING FLOOR AREA: GARAGE 444 SF
RESIDENCE 2350 SF

BUILDING CODES

2001 CALIF. BUILDING CODE
2001 UNIFORM PLUMBING CODE
2001 UNIFORM MECHANICAL CODE
2002 NATIONAL ELECTRIC CODE



SITE PLAN

1" = 10'

N

REVISIONS

51 ST STREET

DATE

SHEET
A-1

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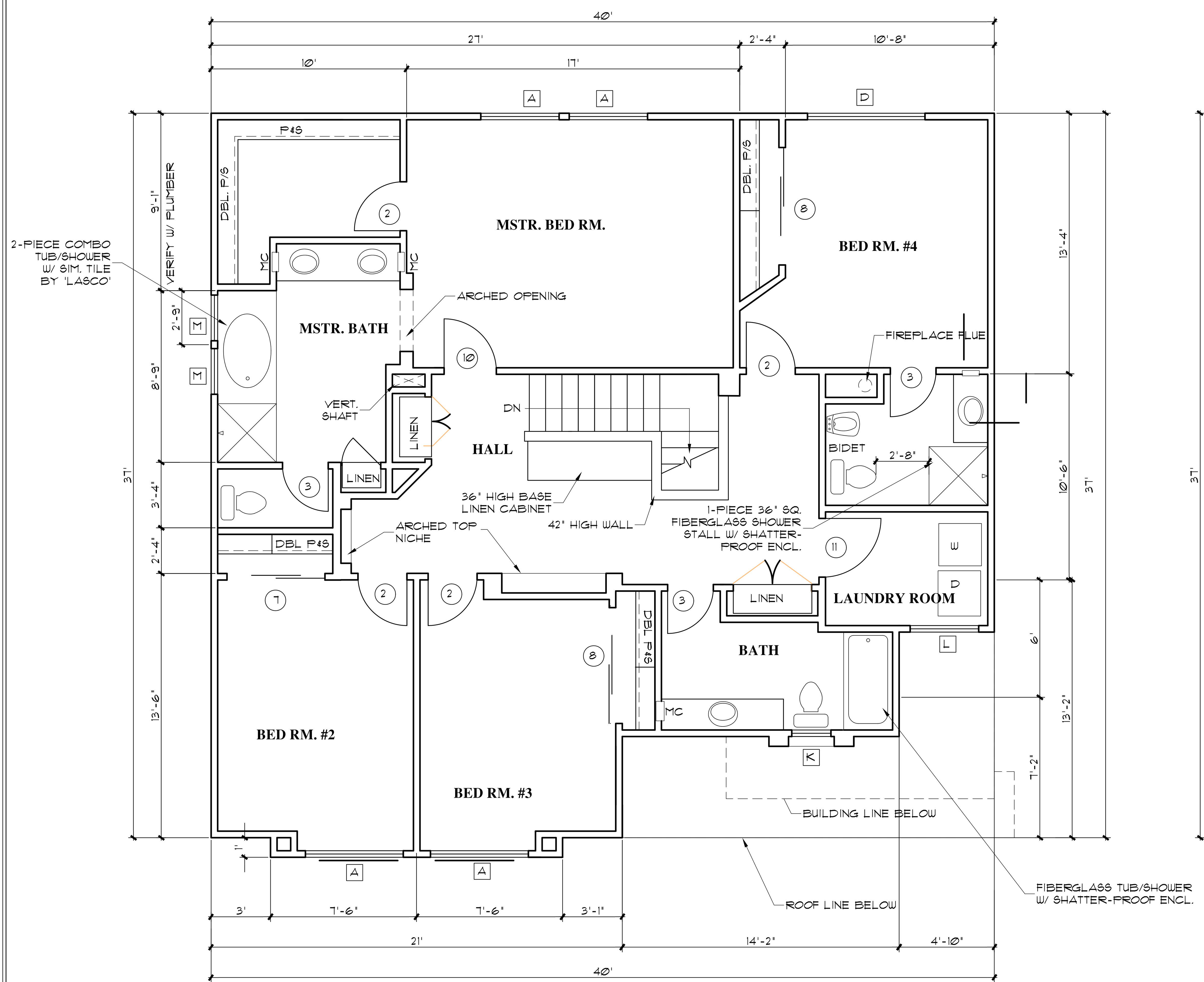
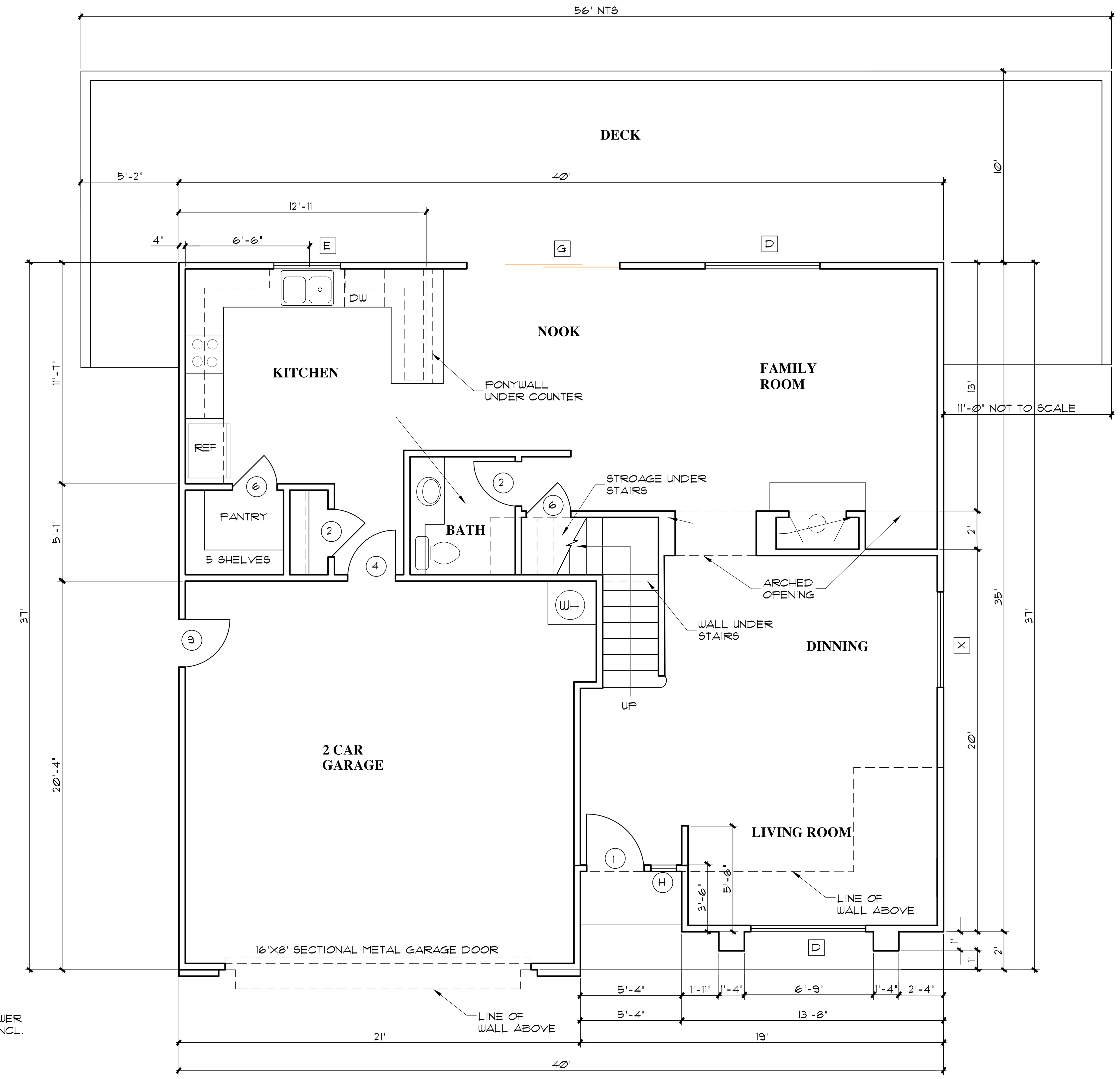
REVISIONS	
8/15/07	REVISION NO. 1





2ND FLOOR

AREAS
FIRST FLOOR LIVING AREA: 999 SF
SECOND FLOOR LIVING AREA: 1371 SF
TOTAL LIVING SPACE 2370 SQ. FT.
GARAGE: 444

1ST FLOOR

FLOOR PLANS

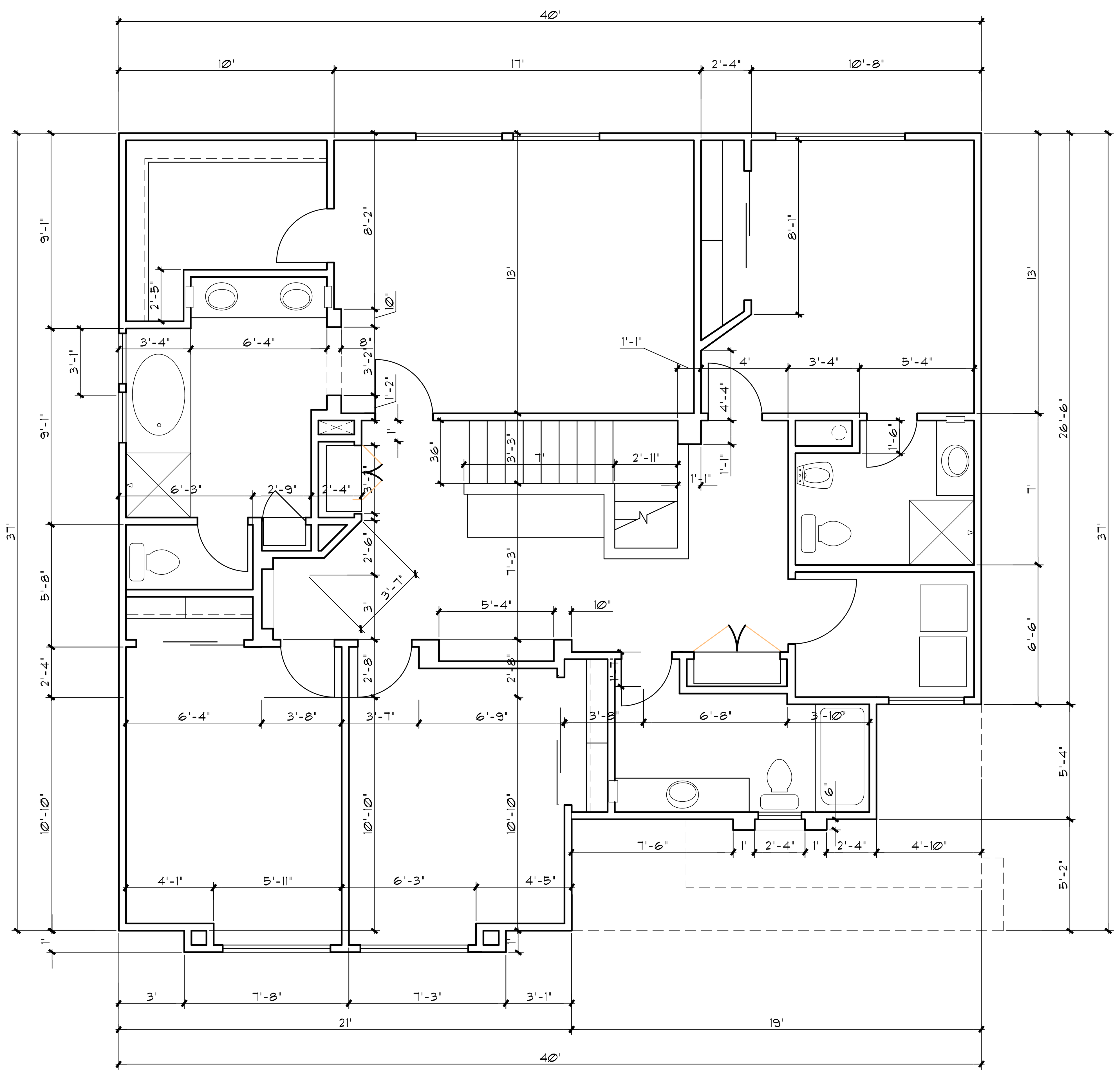
1/4" = 1'-0"

51ST STREET

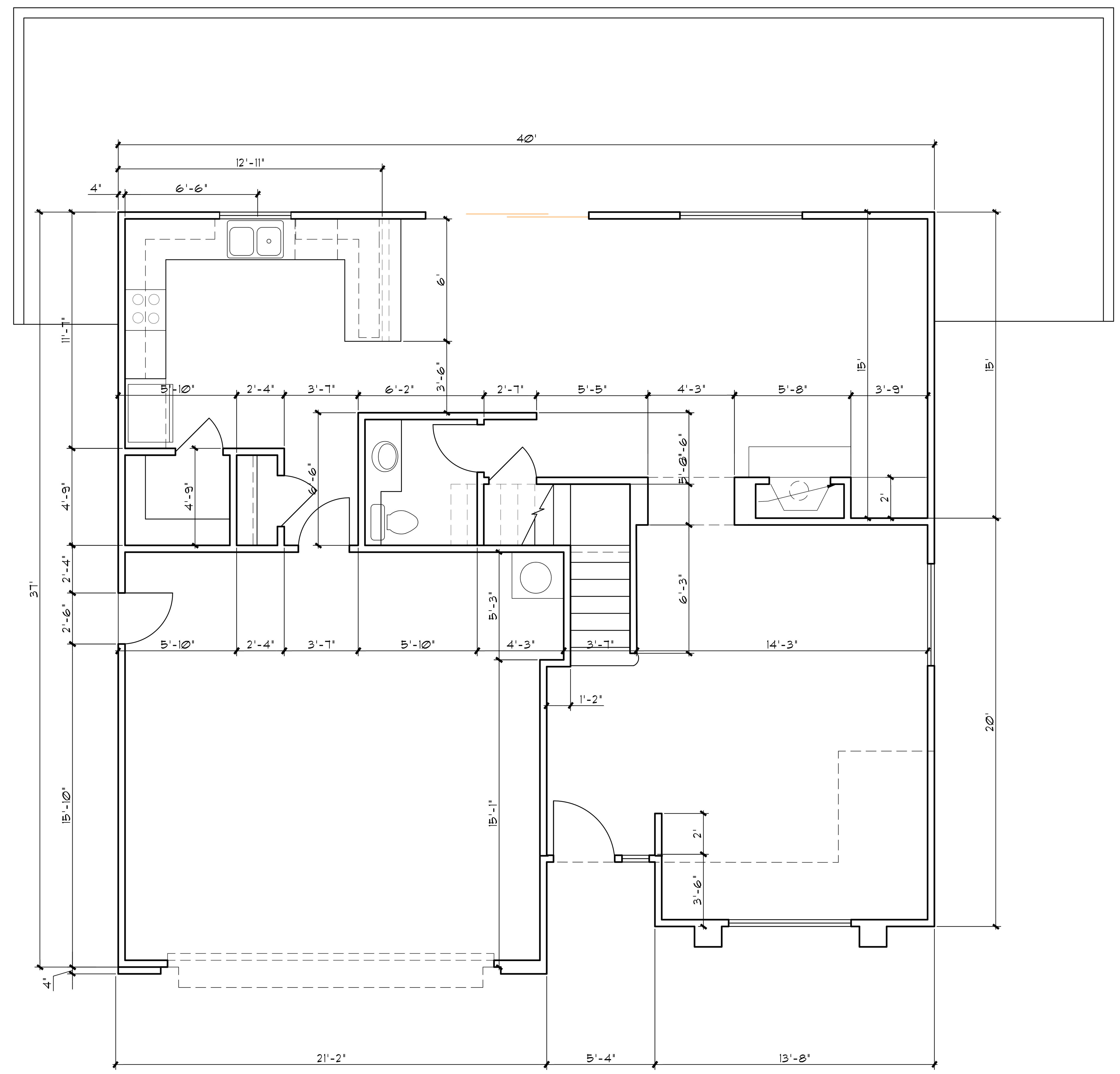
DATE

SHEET A-2

REVISIONS	
8/15/07	REVISION NO. 1



2ND FLOOR DIMENSIONING PLAN



1ST FLOOR DIMENSION PLAN

DIMENSIONING PLANS

1/4"=1'-0"

51ST STREET

DATE

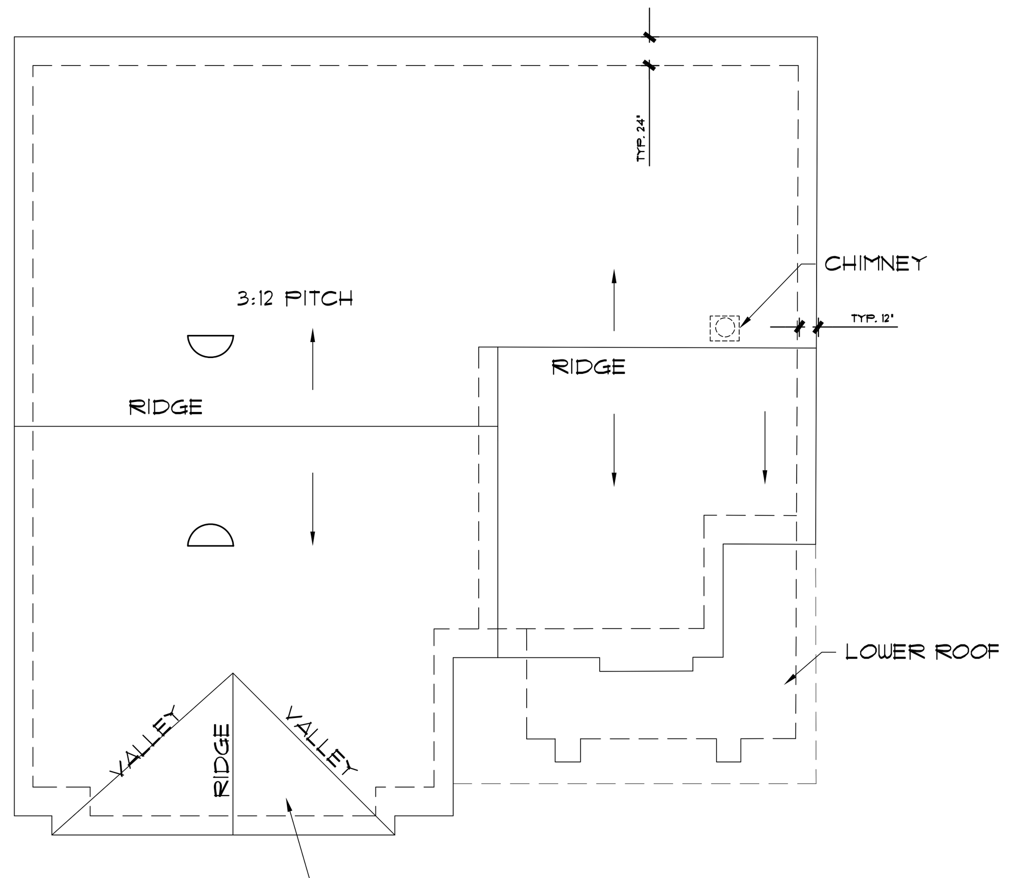
SHEET A-2.1

ROOFING SPECIFICATIONS

235# COMPOSITION SHINGLES (CLASS 'A')
TO BE INSTALLED OVER 30# FELT

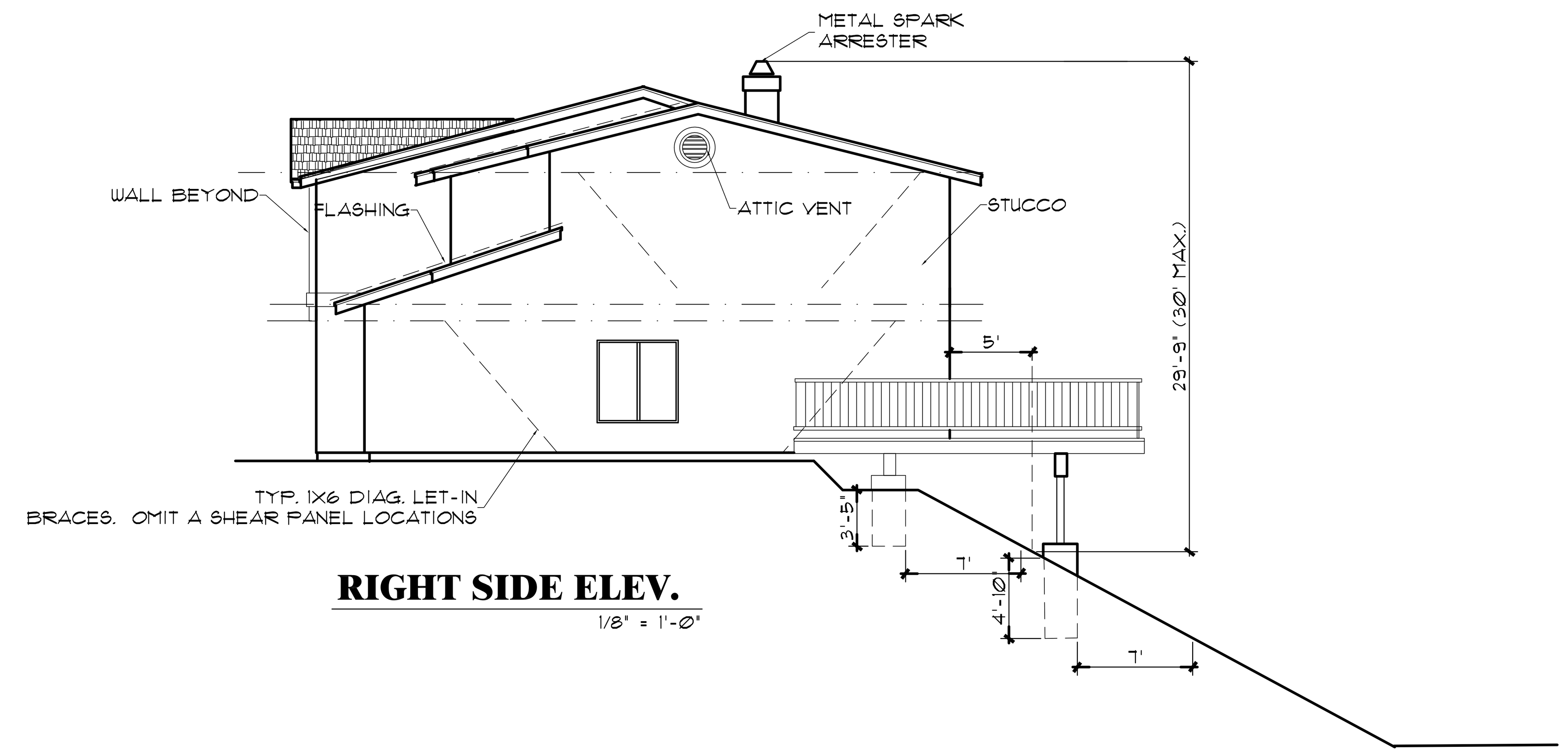
NOTE

1. ALL ROOFING TO BE INSTALLED WITH STRICT CONFORMITY TO ALL MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS.
2. FLASH ALL ROOF TO WALL CONNECTIONS WITH A MINIMUM OF 4" OVERLAP. ALL FLASHING TO BE INSTALLED NO LESS THAN THAN INDUSTRY STANDARDS.
3. ALL DORMER VENTS TO BE INSTALLED MIN. 36" ABOVE EAVE LINE



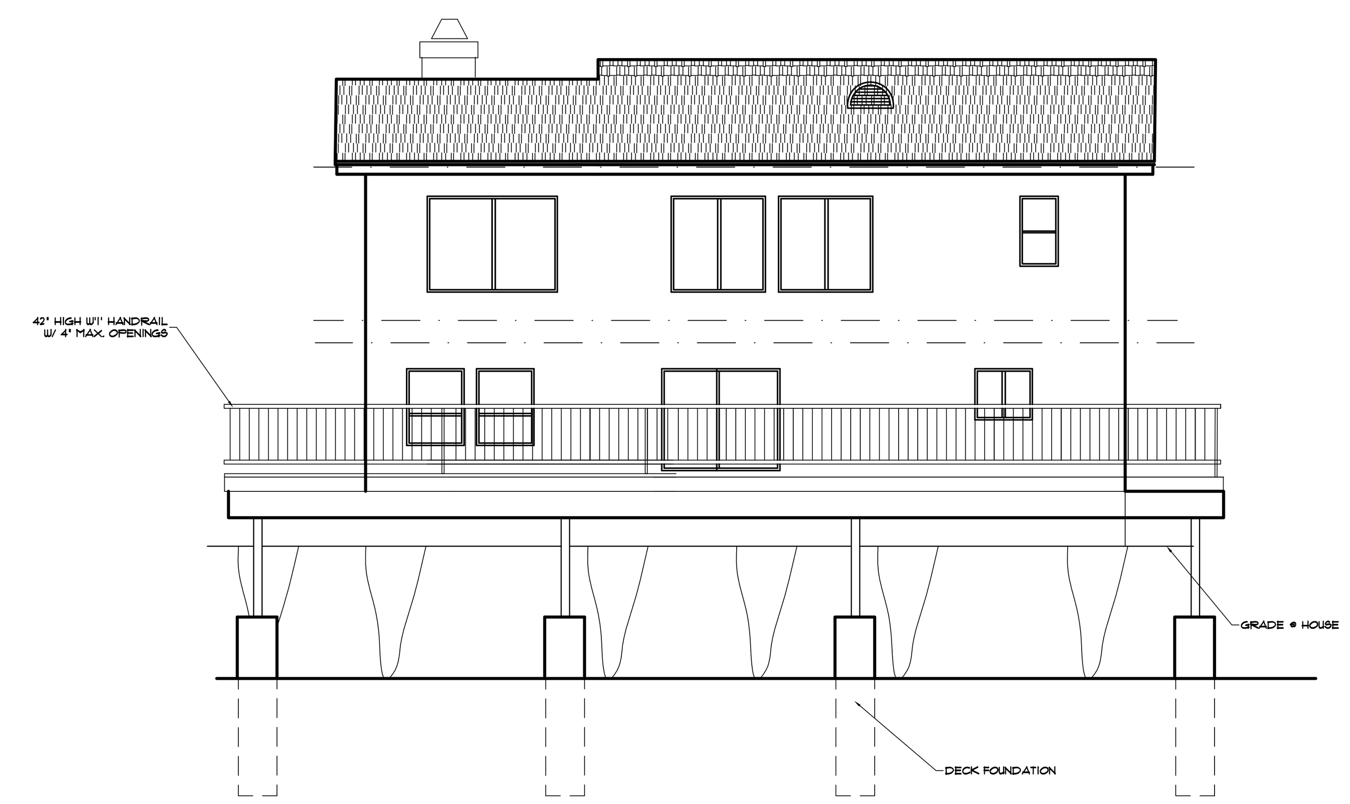
ROOF PLAN

1/8" = 1'-0"



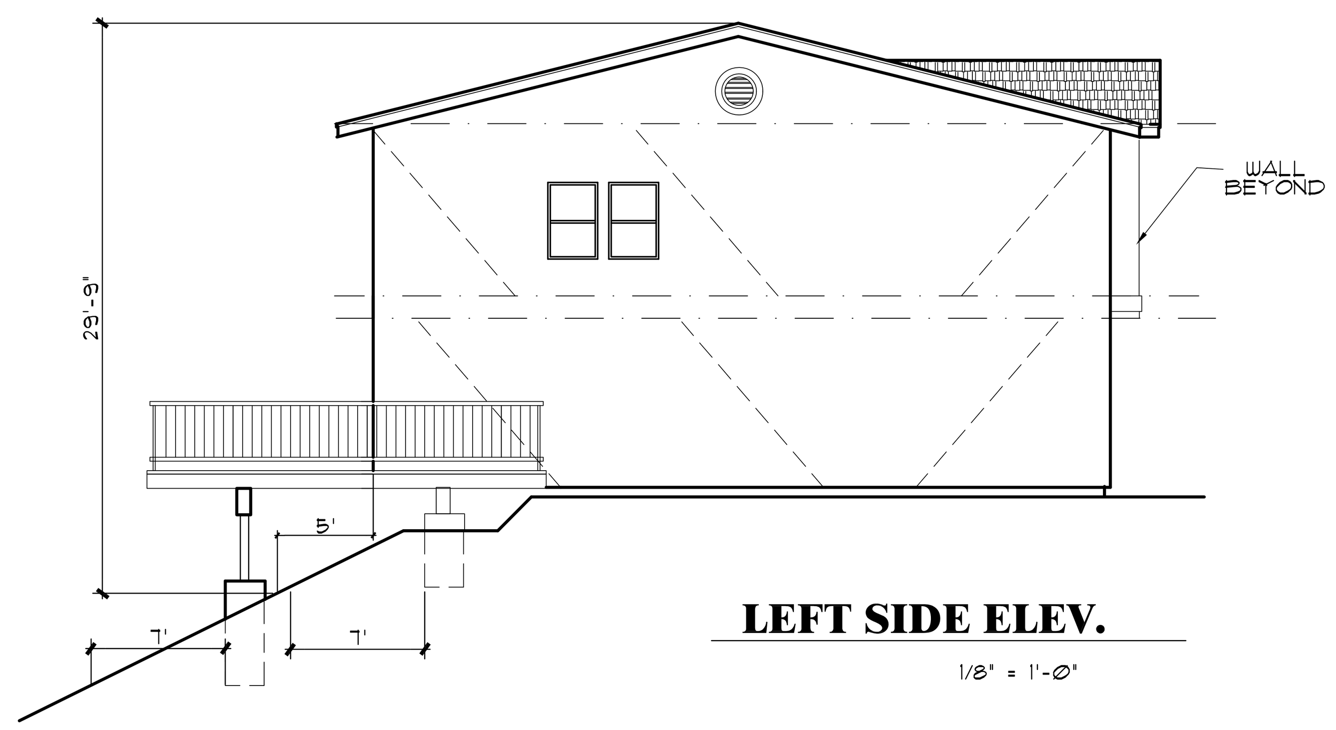
RIGHT SIDE ELEV.

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEV.

1/8" = 1'-0"

FRONT ELEVATION

1/4" = 1'-0"

EXTERIOR NOTES:

1. SEE GENERAL NOTES SHEETS G1
2. FLASH WALL TO ROOF CONNECTIONS BY ROOFING SUBCONTRACTOR.
3. ALL EXPANSION METAL TO BE MASKED DURING STUCCO APPLICATION.
4. STUCCO TO HAVE LIGHT LACE FINISH COLOR TO BE DETERMINED
5. STUCCO AT FURRED AREAS AT BASE OF WALLS, OR COLUMNS, AND/OR AROUND WINDOWS/DOORS TO BE ALT. COLOR TBD (IF APPLICABLE).
6. STUCCO SUBCONTRACTOR TO TAKE CARE AND PROTECT ALL METALS ,WINDOWS,DOORS, ETC.
7. STUCCO TO HAVE WOVEN WIRE LATH AND 7/8" THICK PORTLAND CEMENT PLASTER W/# 11 GAGE, 1 1/2" LONG, 7/16" HEAD OR NO. 16 GAGE STAPLE 7/8" LEG @ 6" O.C. O/ GRADE "D" BUILDING PAPER.
8. ALL EXPOSED WOOD TRIM TO BE RESAWN HEMLOCK.
9. WHERE STUCCO IS APPLIED O/PLYWOOD PROVIDE (2) LAYERS OF GRADE "D" BUILDING PAPER O/THE PLYWOOD.
10. PLASTERING CONTRACTOR TO DISPOSE OF PLASTER DEBRIS INTO ONSITE DUMPSTER.
11. ALL METAL SURFACES TO RECEIVE ONE COAT PAINT O/ ONE COAT OF PRIMER.

REVISIONS

51ST STREET

DATE

SHEET
A-3

FINISH SCHEDULE

ROOM NAME	FLOOR	WALL	CEILING	BASE	REMARKS
LIVING	4	10	22	35	
BEDROOM	4	10	22	35	
HALL	4	10	22	35	
DINING	4	10	22	35	
KITCHEN	3	10	22	35	
BATH	3	10	22	35	
STORAGE	1	10	22	35	
STAIRWELLS	4	10	13		
UNDER STAIRS	4	12	12	35	
GARAGE	1	12	12		

1 SMOOTH CONCRETE
2 VA TILE
3 SHEET VINYL
4 CARPET
5 WATERPROOFING
6 1.5" CONCRETE DECKING
7 CERAMIC TILE
8
9 NONE
10 1/2" GYPSUM BOARD
11 5/8" GYPSUM BOARD
12 5/8" 'X' GYP. BOARD
13 (2) LAYERS 5/8" 'X' GYP. BOARD
14 7/8" EXT. PLASTER (STUCCO)
15 VINYL
16 WALLPAPER
17 FLAT LATEX PAINT
18 SEMI-GLOSS PAINT
19
20 NONE
21 1/2" GYPSUM BOARD
22 1/2" 'X' GYP. BOARD
23 5/8" GYPSUM BOARD
24 5/8" 'X' GYP. BOARD
25 ACOUSTIC SPRAY
26 FLAT LATEX PAINT
27 SEMI-GLOSS PAINT
28
29
30
31 NONE
32 2.5" VINYL TOPSET
33 4" VINYL TOPSET
34 WOOD W/ JOINTS
35 3" PRIMED MDF 711
36 PAINTED
37 STAINED

WINDOW SCHEDULE

ID	SIZE	TYPE	REMARKS
A	5050	ALUM. SLIDING	
B	2050	SINGLE HUNG	
C	2020	FIXED GLASS	
D	6050	ALUM. SLIDING	
E	3636	ALUM. SLIDING	
F	4050	ALUM. SLIDING	
G	8068	SLIDING GLASS DOOR	TEMP. GLASS
H	2050	FIXED GLASS	TEMP. GLASS
J	2040	SINGLE HUNG	
K	2030	OVAL FIXED GLASS	
L	3030	SINGLE HUNG	
M	2436	SINGLE HUNG	TEMP. GLASS
N			
P			
Q			
R			

NOTES:
1-. ALL ALUMINUM WINDOW S TO BE DUAL GLAZED WHITE VINYL.
2-. SLIDING GLASS DOORS TO BE GLAZED WITH 3/16" FULL TEMPERED GLASS.
3-. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOOR SHALL MEETS THE AIR INFILTRATION STANDARDS OF THEN 1972 AMERICAN NATIONAL STANDARDS INSTITUTE (A 134.1, A 134.2, A 134.3 AND A 134.4), WHEN TESTED IN ACCORDANCE WITH ASTME 283-73 AND SHALL BE CERTIFIED AND LABELED.
4-. FLASHING AROUND OPENINGS. EVERY OPENING IN ANY EXTERIOR WALL SHALL BE FLASHED WITH SHEET METAL OR WATERPROOF BUILDING PAPER.
5-. WINDOW U-FAC = 0.390 SHGC = 0.37 PER T-24 REPORT

DOOR SCHEDULE

ID	SIZE	TYPE	REMARKS
1	3068 x 1 3/4	HOLLOW METAL 6 PANEL	LATCH/DEAD BOLT 3/4HR MIN.
2	2668	H.C. PAINT GD. COLONIST	PASSAGE
3	2468	H.C. PAINT GD. COLONIST	PRIVACY
4	2668	S.C. PAINT GD. COLONIST	1 HR. MIN SELFCLOSER, SMOKE SEAL
5	PR 2068	H.C. PAINT GD. COLONIST	PASSAGE
6	2068	H.C. PAINT GD. COLONIST	PASSAGE
7	PR 3668	H.C. WARDROBE COLONIST	
8	PR 3068	H.C. WARDROBE COLONIST	
9	2668	HOLLOW METAL	LOCK SET
10	3068	H.C. PAINT GD. COLONIST	PRIVACY
11	2068	H.C. PAINT GD. COLONIST	PASSAGE
12	3068	H.C. PAINT GD. COLONIST	

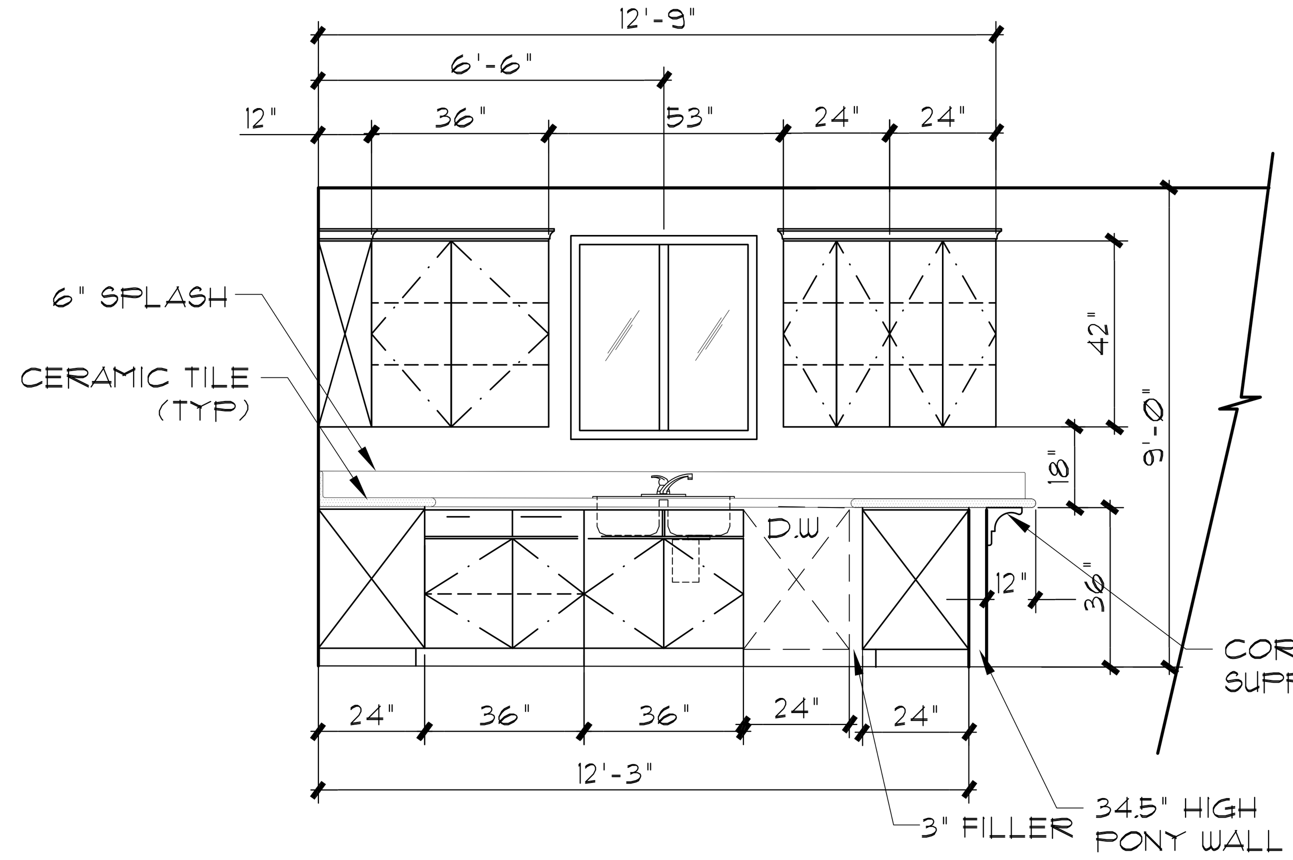
NOTES:
1-. ALL DOORS UON TO BE 6 PANEL COLONIAL STYLE UNLESS OTHERWISE NOTED.
2-. INSTALL DOOR BELL AND CHIME AT EACH ENTRY DOOR
3-. ALL EXTERIOR SWINGING DOORS TO BE WEATHER-STRIPPED AND LABELED AS COMPLYING WITH ANSI STANDARDS.
4-. FLASHING AROUND OPENINGS. EVERY OPENING IN ANY EXTERIOR WALL SHALL BE FLASHED WITH SHEET METAL OR WATERPROOF BUILDING PAPER.

REVISIONS

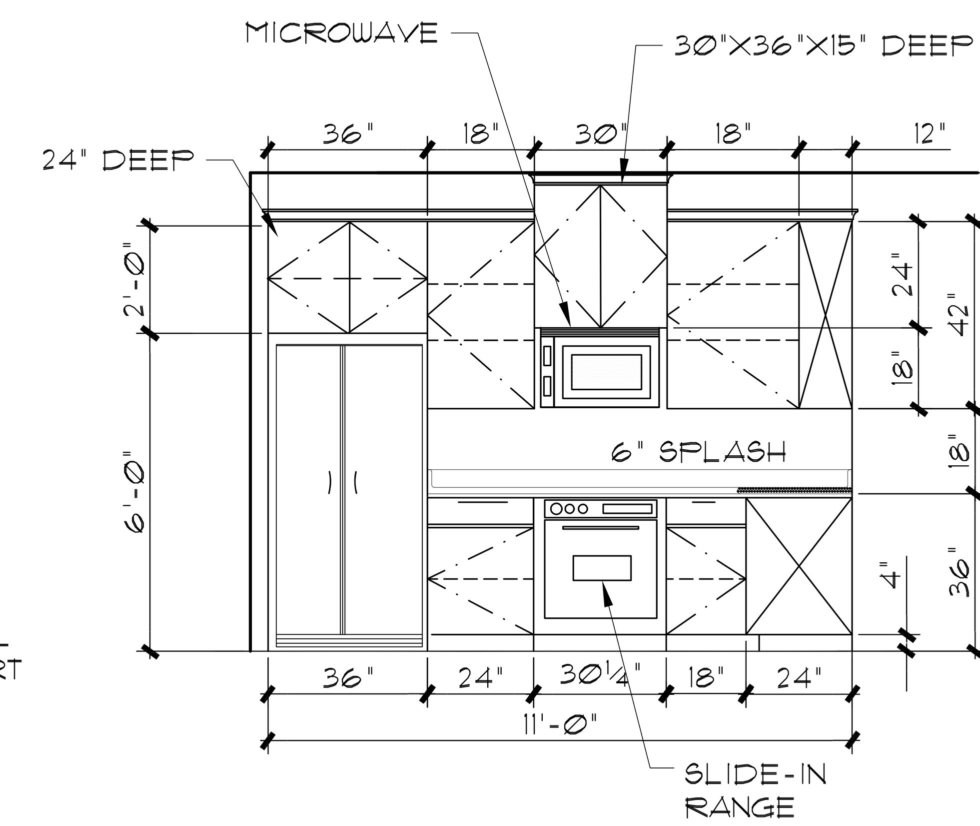
51ST STREET

DATE

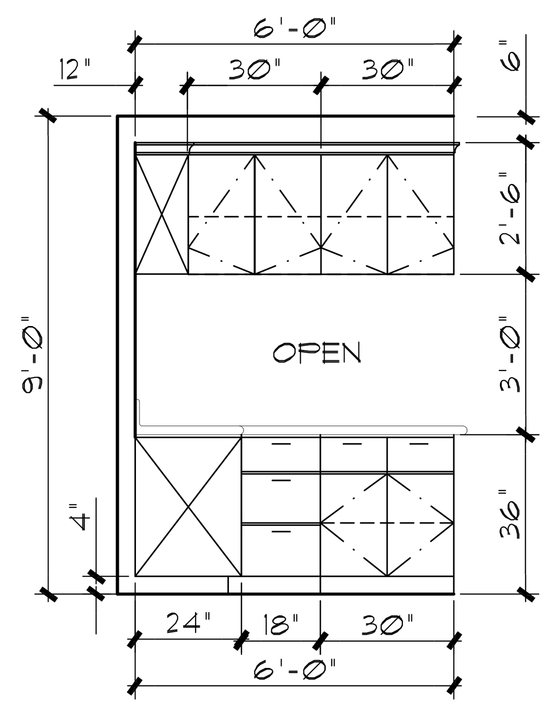
SHEET
A-4



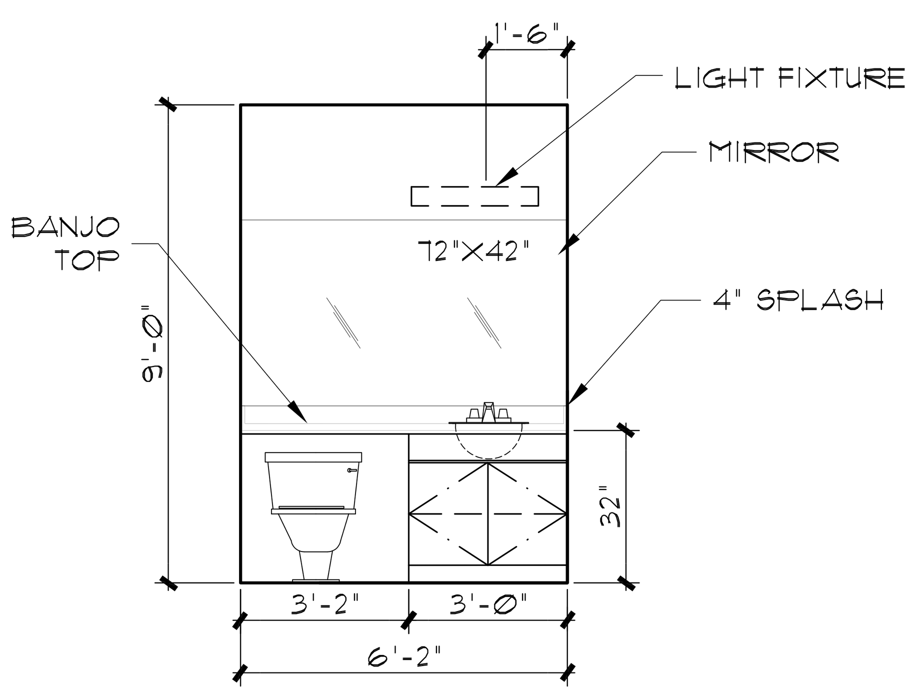
A — KITCHEN @ SINK WALL



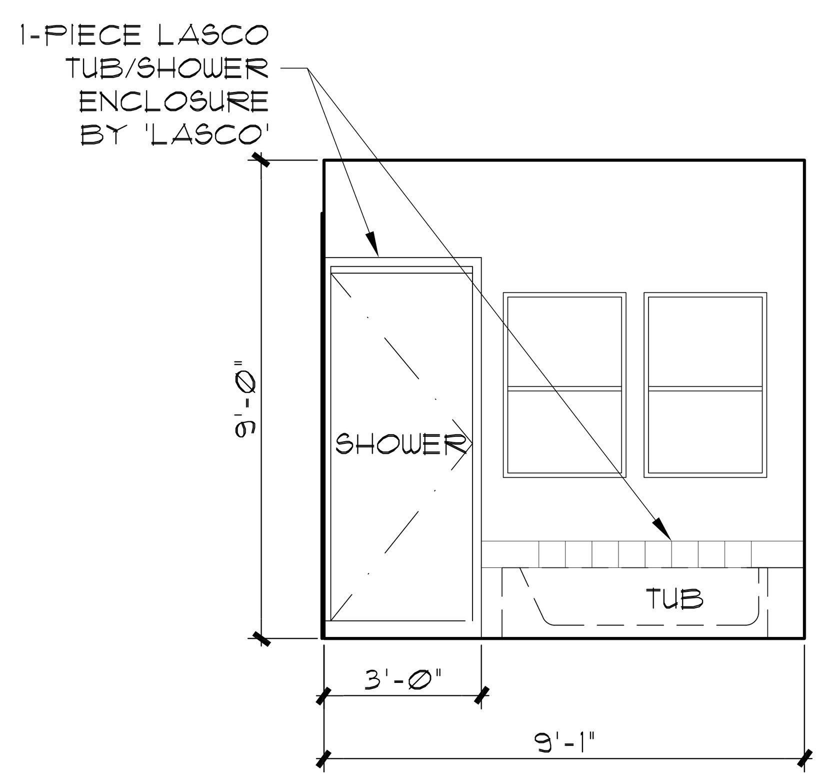
B — KITCHEN @ RANGE WALL



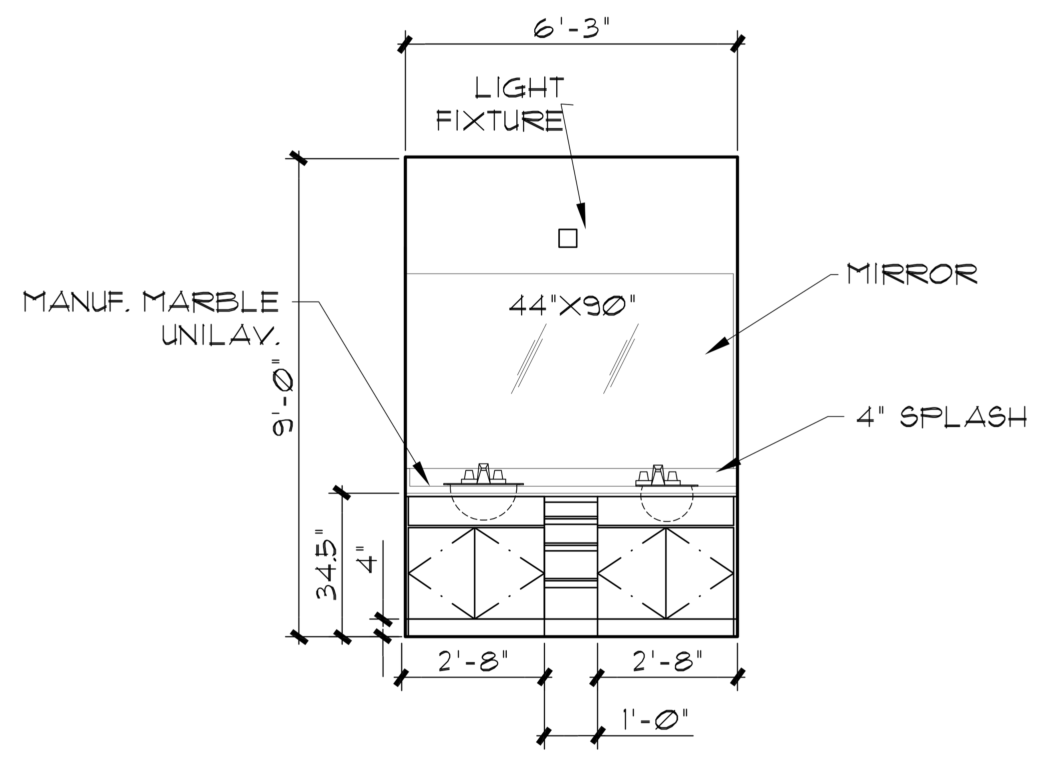
C — KITCHEN @ BREAKFAST BAR



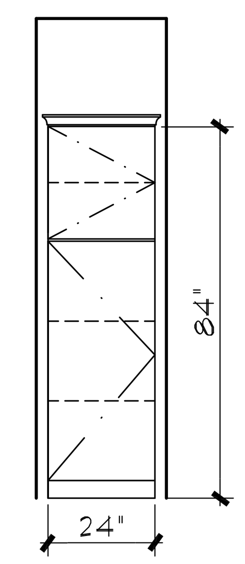
F — 1ST FLOOR POWER ROOM



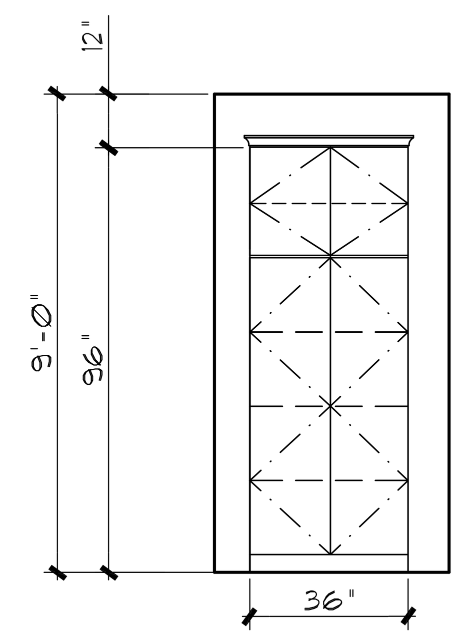
G — MSTR. BATH @ SHOWER/TUB



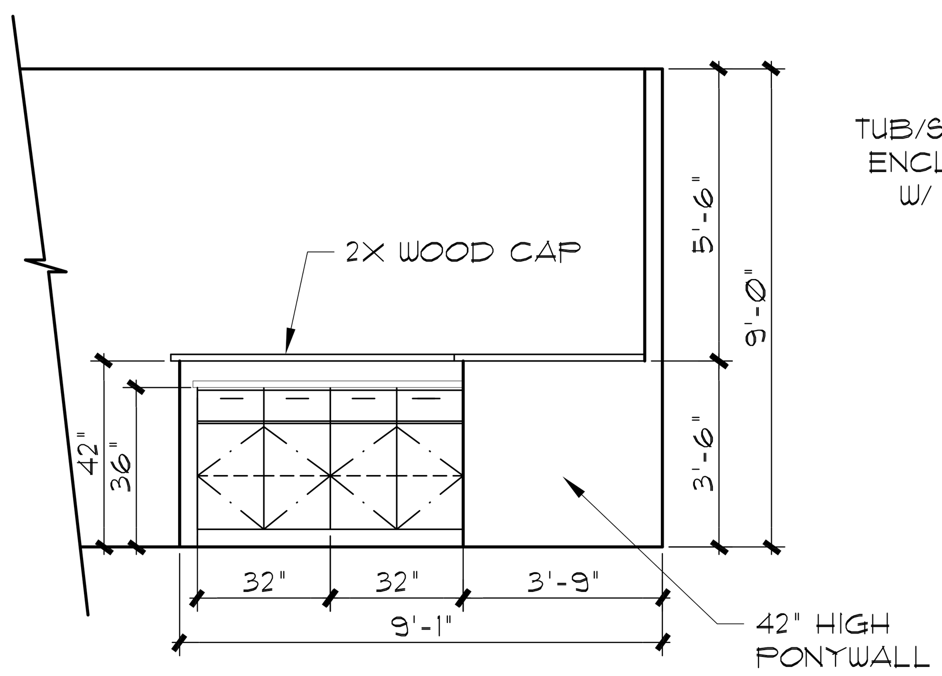
H — MASTER BATH



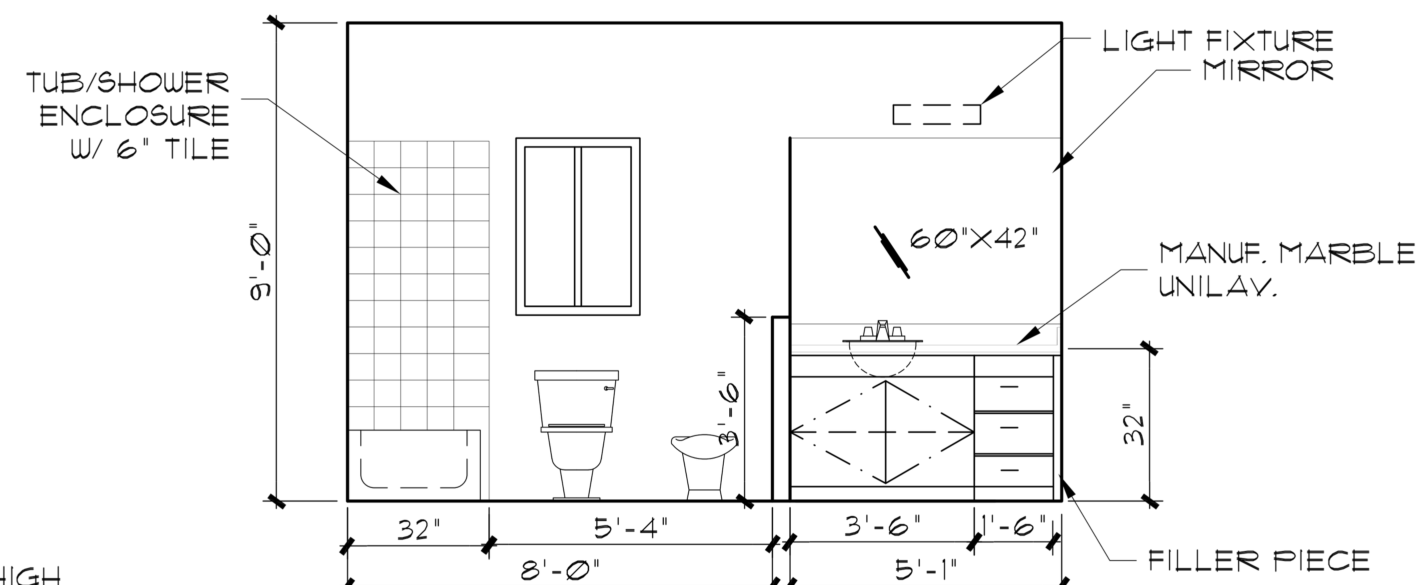
LINEN



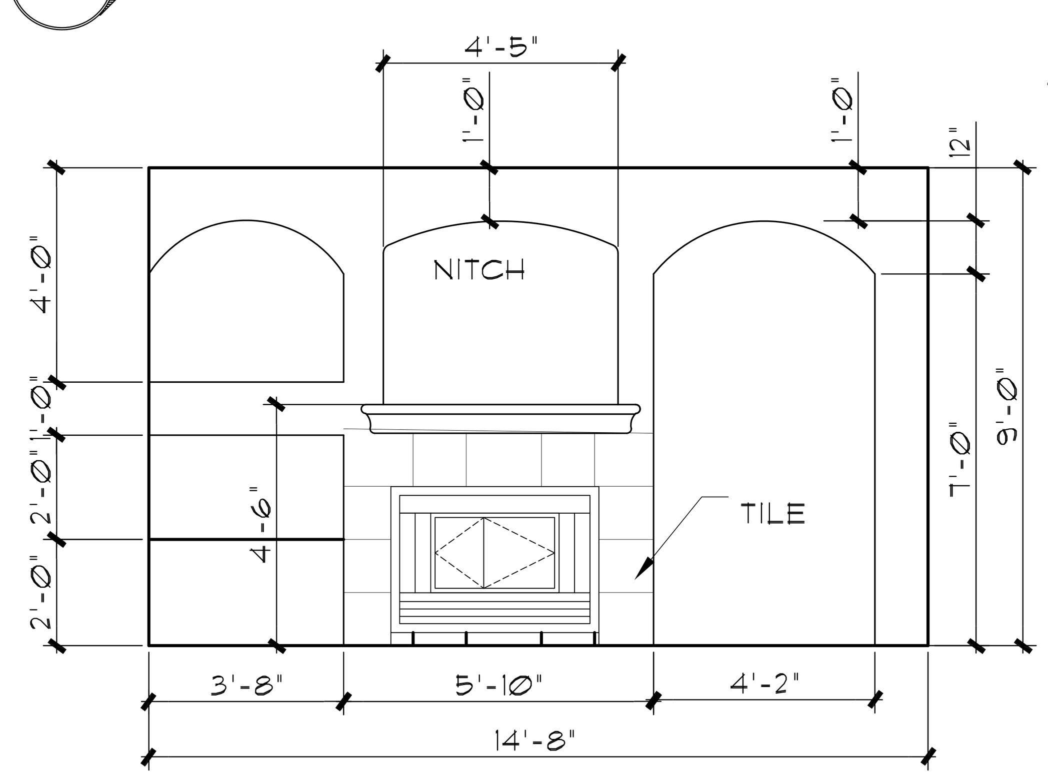
I — LINEN @ 2ND. FLOOR



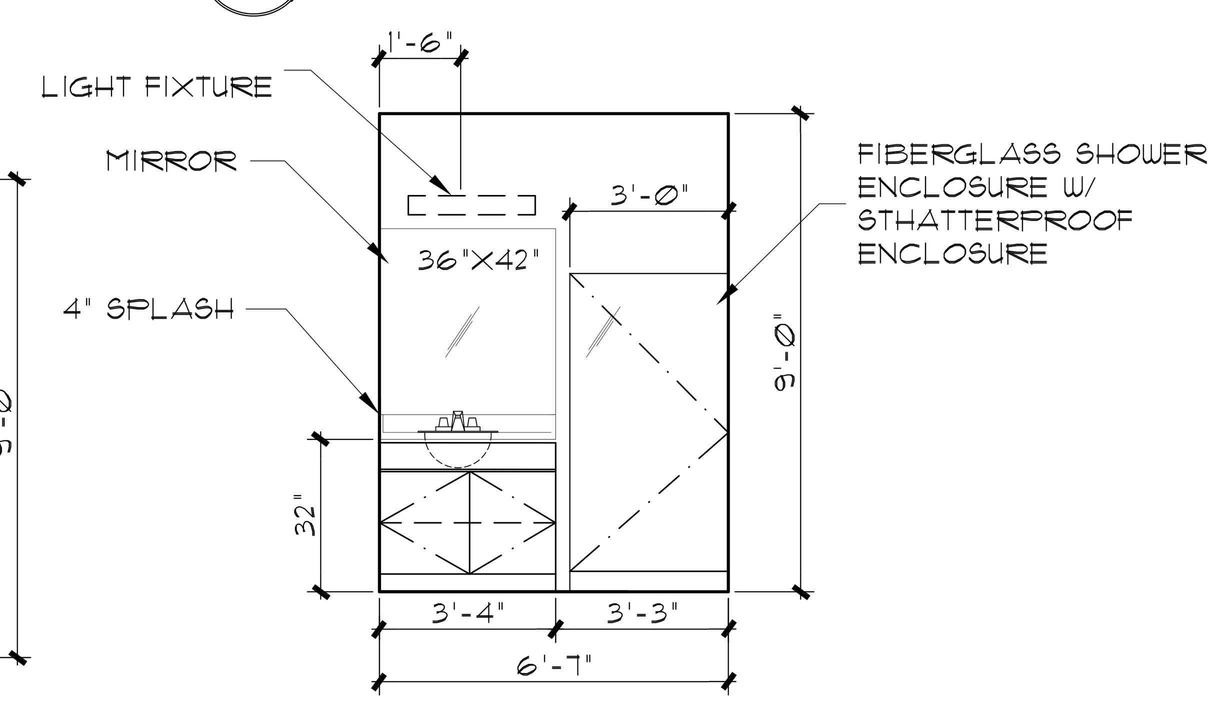
J — HALLWAY CABINET @ STAIRWELL



K — BATH @ 2ND FLOOR



L — FIRE PLACE @ FAMILY RM.



M — BEDROOM #4 BATH

INTERIOR ELEVATIONS

REVISIONS

51ST STREET

DATE

SHEET A-5

ELECTRICAL LEGEND

	SWITCH	TV	TELEVISION JACK
	THREE-WAY SWITCH		PHONE JACK
F	RECESSED FLUORESCENT FIXTURE	S	SMOKE DETECTOR PER UBC STD.43-6
	LIGHT FIXTURE		ICE MAKER HOOK UP
	RECESSED LIGHT FIXTURE	HB	HOSE BIB
	WALL MOUNTED FIXTURE	WP	WATER PROOF
	WALL MOUNTED FIXTURE	PC	PULL CHAIN
	DUPLEX OUTLET	G.F.I.	GROUND FAULT INDICATOR
	HALF.SWITCHED OUTLET	2	SURFACE MOUNT FLOUR. FIXTURE W/ (2) 40 WATT TUBES AND ARRYLIC LENS
	EXHAUST FAN (5 AIR CHANCES/HR)	4	SURFACE MTD. DBL. SWITHCED FLOUR. FIXTURE W/ (4) 40W TUBES AND ACRYLIC LENSE
FG	FUEL GAS SUPPLY	A.A	22X36" ATTIC ACCESS W/LIGHT IN ATTIC
KEY	LOOSE KEY VALVE	FAU	GAS FAU IN ATTIC. PROVIDE 30" LEVEL PLATFORM IN FRONT OF FAU ACCESS PANEL.
	EXHAUST FAN / FLORESCENT LIGHT		HVAC SUPPLY FROM WALL
	DOOR BELL		HVAC SUPPLY FROM CEILING
	CHIMES		RETURN AIR
J	JUNCTION BOX		HVAC DUCT DOWN TO FLOOR BELOW
V.T.R	VENT THROUGH ROOF		
	HEATER		
F	UNDER CABINET FLORESCENCE LIGHT		

ELEC. / MECH. / PLUMBING NOTES

1. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS
2. PROVIDE ULTRA LOW FLUSH TOILETS, AND MAX. 2.2 GPM FLOW ON FAUCETS.
3. PROVIDE MIXING VALVES AT SHOWERS PER UPC SECTION 410.7
4. PERMANENCY VACUUM BREAKERS SHALL BE INCLUDED WITH HOSE BIBBS.
5. FAUCETS TO BE 2.5 GPI MAX.
6. SHOWER HEADS TO BE 2.5 GPI MAX.
7. WATER HEATERS TO COMPLY W/ SEC. 608.3 UPC 1994 FOR THERMAL EXPANSION REQUIREMENTS.
8. ALL OUTLETS LOCATED IN BATHROOMS , KITCHENS, GARAGE & @ EXTERIOR TO BE GFI.
9. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MIN. OF ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS BUT, MAY SERVE MORE THAN ONE BATHROOM.
10. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC ART. 210-52(a).
11. FAU CLOSET MUST BE 12" WIDER THAN THE FURNACE BEING INSTALLED.
12. ALL 125V 1φ, 15-20AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, KITCHEN COUNTERS AND AT WET BARS SHALL BE (GFCI) GROUND-FAULT INTERRUPTER PROTECTED PER NEC ART. 210-B.
13. INSTALLATION OF SMOKE ALARMS WILL COMPLY WITH UBC SEC. 310.9
14. WATER HEATER COMBUSTION AIR FOR FUEL BURNING WILL BE IN ACCORDANCE W/ UPC SECTION 507 AND TABLE 5-1.
15. PROVIDE ADEQUATE BRACING FOR WATER HEATERS TO RESIST SEISMIC FORCES. PROVIDE TWO STRAPS (ONE STRAP AT TOP 1/3 OF THE TANK AND ONE STRAP AT BOTTOM 1/3 OF THE TANK) AS PER UPC SECTION 510.5
16. THERE WILL BE FIVE (5) AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY VENTILATION.
17. AN ELECTRICAL CARD SHALL BE COMPLETED PRIOR TO REQUESTING ROUGH FRAME, ELECTRICAL INSPECTION.
18. STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
19. OMITTED
20. EACH BATH ROOM CONTAINING A SHOWER OR BATHTUB SHALL HAVE AT LEAST ONE FLUORESCENT FIXTURE SWITCHED @ THE ENTRANCE OF THE ROOM WITH AN EFFICACY OF 40 LUMENS/WATTS.
21. OMITTED
22. PROVIDE SMOKE DETECTORS WHICH WILL SOUND AN ALARM WHEN ACTIVATED. DETECTORS MUST BE PERMANENTLY WIRED WITH BATTERY BACK-UP IN NEW CONSTRUCTION BUT MAY BE SOLELY BATTERYOPERATED IN EXISTING CONSTRUCTION (SEC.310.9). SMOKE DETECTORS MUST BE INSTALLED ON EACH STORY AND IN BASEMENTS.
23. ALL BEDROOM BRANCH CIRCUITS TO BE ARCH FAULT CIRCUIT PROTECTED
24. NEW RESIDENTIAL OCCUPANCIES MUST BE PRE-PLUMBED FOR POSSIBLE FUTURE SOLAR INSTALLATION.

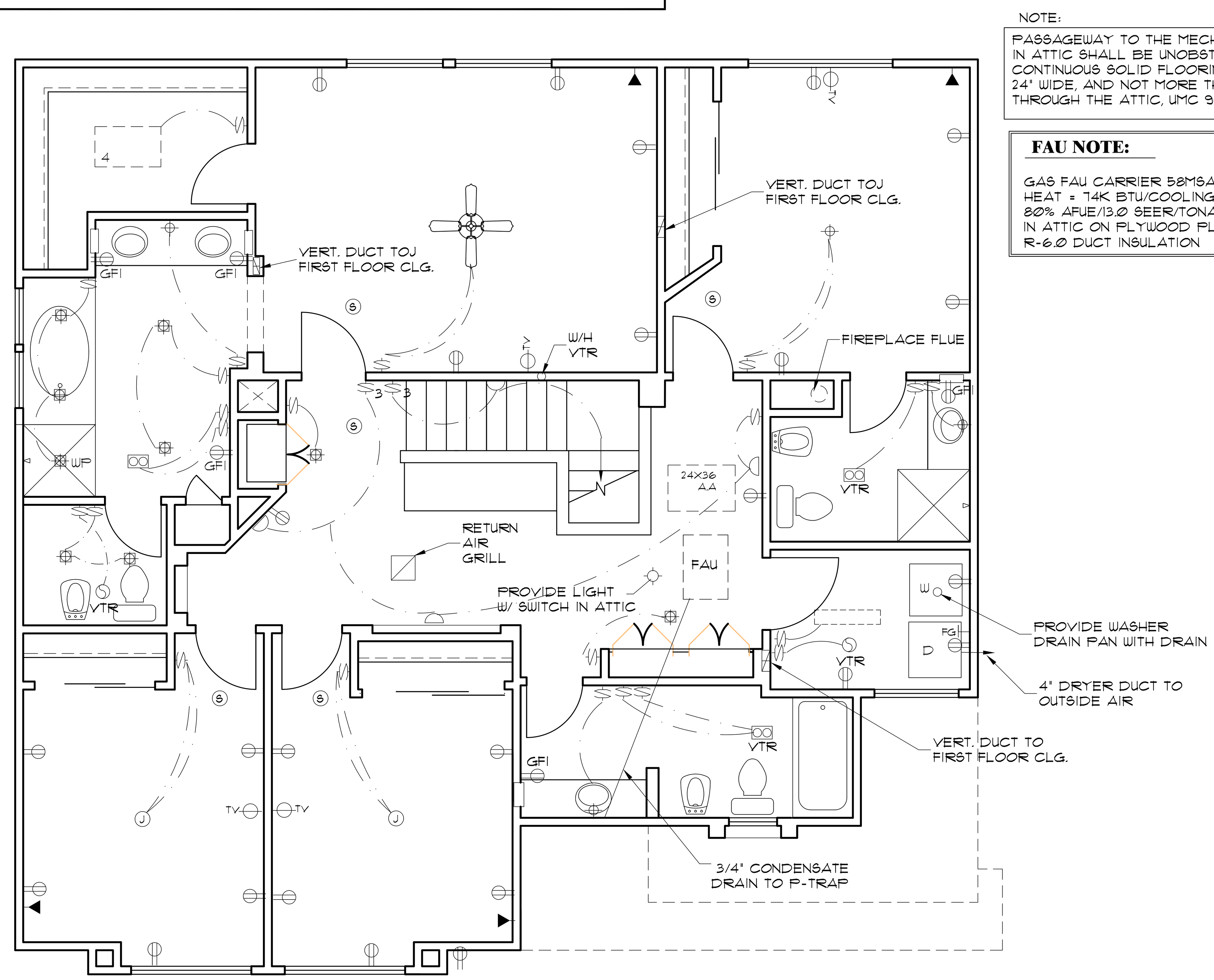
REVISIONS	
8/15/07	REVISION NO. 1

NOTE:

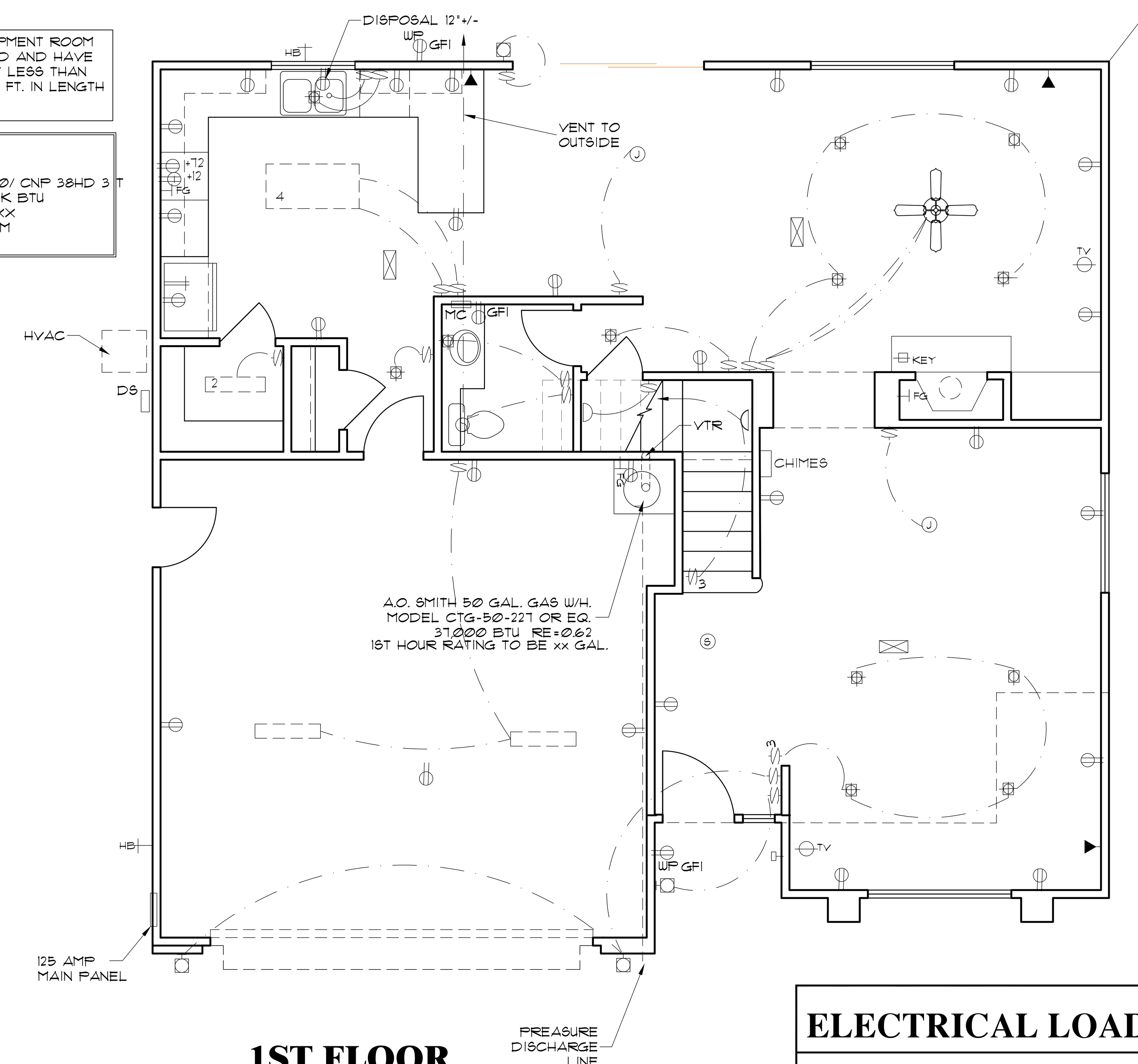
PASSAGEWAY TO THE MECH. EQUIPMENT ROOM IN ATTIC SHALL BE UNOBSTRUCTED AND HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, AND NOT MORE THAN 20 FT. IN LENGTH THROUGH THE ATTIC, UMC 908.0.

FAU NOTE:

GAS FAU CARRIER 58MSA080-20/ CNP 38HD 3 T
HEAT = 74K BTU/COOLING = 33.6K BTU
80% AFUE/13.0 SEER/TONAGE = XX
IN ATTIC ON PLYWOOD PLATFORM
R-6.0 DUCT INSULATION



2ND FLOOR



1ST FLOOR

MANDATORY REQUIREMENTS

1. IN THE KITCHEN AT LEAST ONE-HALF OF THE WATTAGE RATING OF THE FIXTURES MUST BE HIGH EFFICACY WITH NONE-HIGH EFFICACY FIXTURES SWITCHED EPARATLY.(3/4 OF THE FIXTURES WILL BE REQUIRED TO BE THE HIGH EFFICACY VARIETY).
2. IN BATHROOMS,GARAGES,LAUNDRY ROOMS, AND UTILITY ROOMS, ALL FIXTURES MUST BE HIGH EFFICACY STYLE OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR.
3. ALL OTHER ROOMS REQUIRE ANY INSTALLED FIXTURES TO BE HIGH EFFICACY OR BE CONTROLLED BY A MANUALLY-ON OCCUPANCY SENSOR OR DIMMER. (CLOSETS UNDER 70 SF. ARE EXEMPT).
4. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMINATION PHOTOCONTROL/MOTION SENSOR.

NOTE: GENERALLY A HIGH EFFICACY STYLE OF FIXTURE IS FLORESCENT COMPLETE WITH ELECTRONIC BALLASTS.REGULAR INCONDESCENT, QUARTZ HALOGEN AND HALOGEN (MR) LAMPS DO NOT COMPLY.

SPECIFICATIONS:

1. BATH FAUCETS TO BE PRICE PFISTER 8" 'CATALINA' # 49-EOBK
2. SHOWER FIXTURES TO BE PRICE PFISTER 'CATALINA' # 808-EOBK
3. KITCHEN FAUCETS TO BE MOEN 'BANGBURG' CHROME # 87325C
4. KITCHEN SINK TO BE 20GA STAINLESS STEEL DUAL COMPARTMENT, UNDERMOUNT W/ 1/2 HP GARBAGE DISPOSAL
5. KITCHEN HOOD TO BE NUTONE 'WHISPER AIRE' COLOR TO BE DETERMINED
6. FAU/FLOURESCENT LIGHT COMBO TO BE NUTONE # 769RF
   FAU/LIGHT/HEATER COMBO TO BE NUTONE # 665RF
7. TOILETS TO BE KOHLER 'WELLWORTH' ELONGATED
8. ONE PIECE TUBS TO BE LASCO FIBERGLASS W/ 72" HIGH WAINSCOT AND SIM. 4X4 TILE. COLOR TO BE DETERMINED.
9. ALL LAV SINKS TO BE UNDERMOUNTED PORCELAIN
10. ALL KITCHEN AND LAUNDRY SINKS TO BE STAINLESS STEEL

ELECTRICAL LOAD CALCS

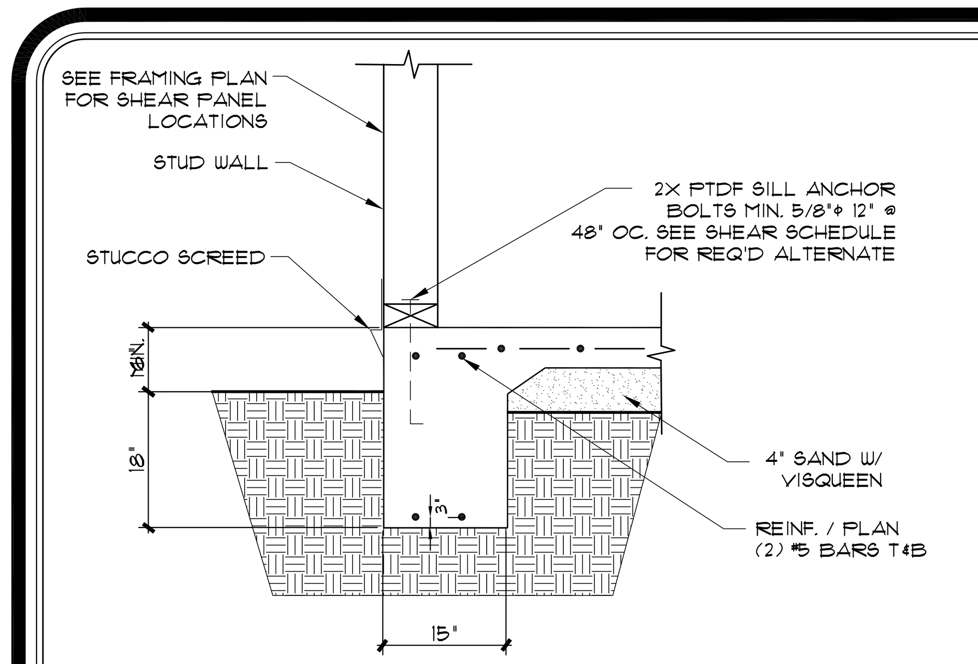
2370 SF @ 3WATTS/SF	7110	
WASHER CIRCUIT @	1500	
(3) APPLIANCE CIRCUITS	4500	
DISHWASHER CIRCUIT	1500	
MICROWAVE CIRCUIT	1500	
FAU CIRCUITS	1500	
OVEN CIRCUIT	8000	
SUBTOTAL	25,610	WATTS
1ST 10,000W @ 100%	10,000	
15610W @ 40%	6244	
AC UNIT CIRCUITS	9,500	
TOTAL	25,744	WATTS
25,744 WATTS / 230 =	112 AMPS	

ELECTRICAL/MECHANICAL PLANS

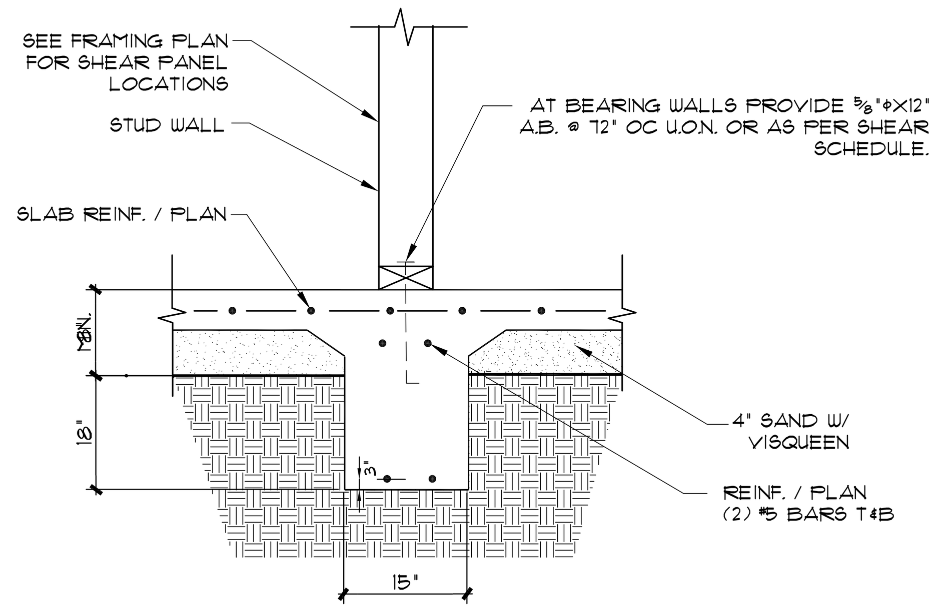
51ST STREET

DATE

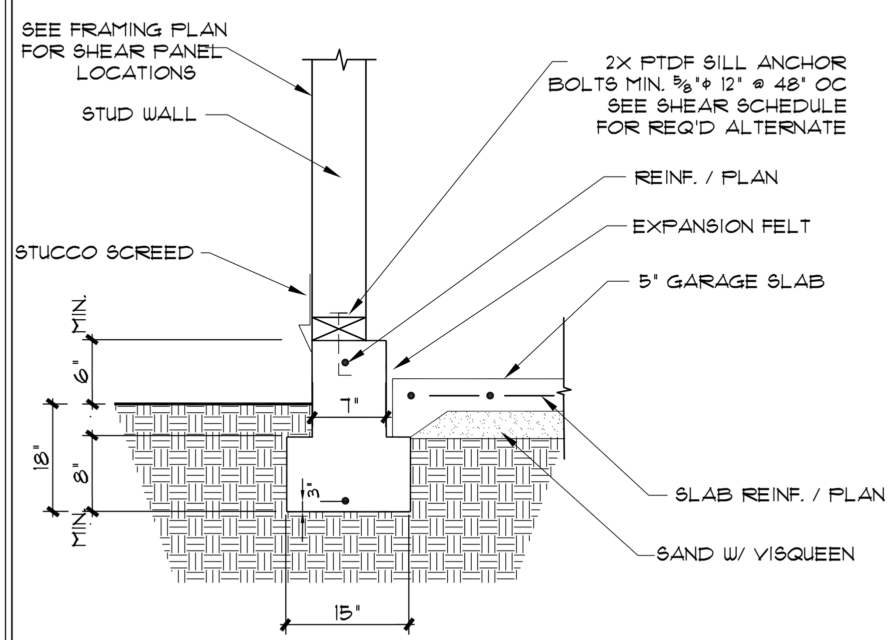
SHEET
ME-1



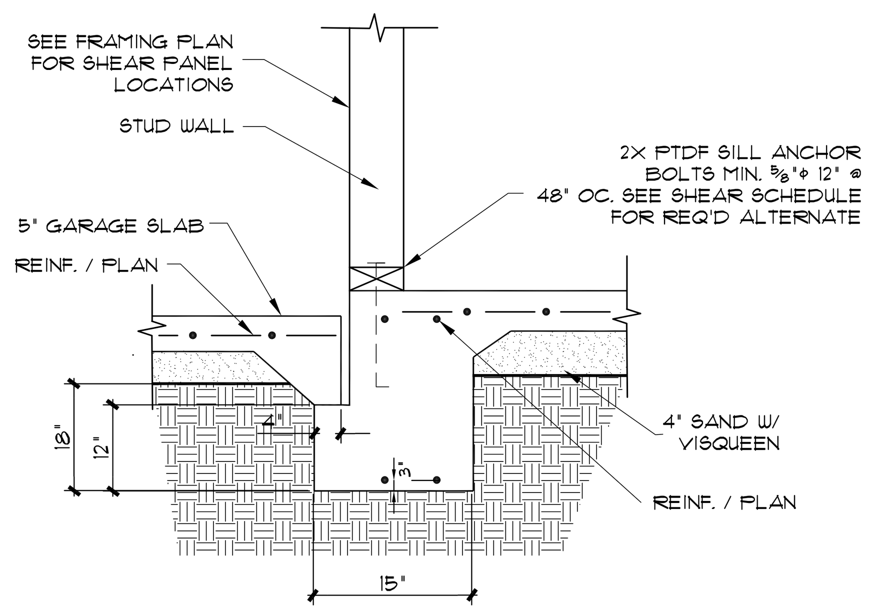
A **EXTERIOR FOOTING**



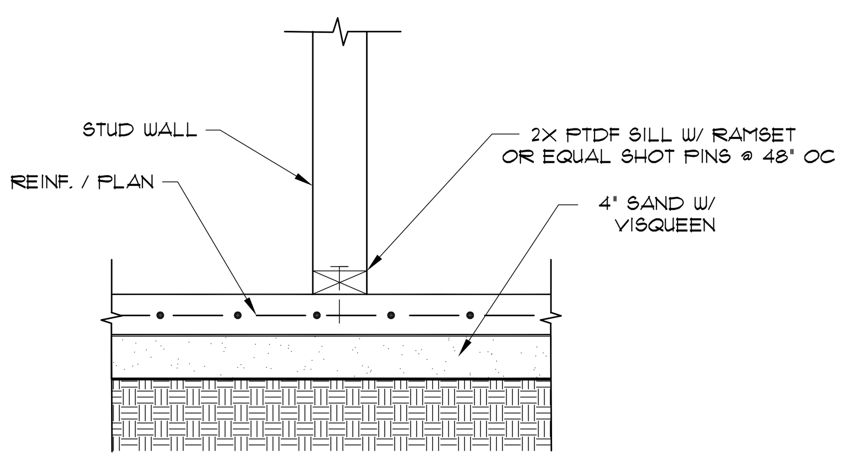
B **INTERIOR FOOTING**



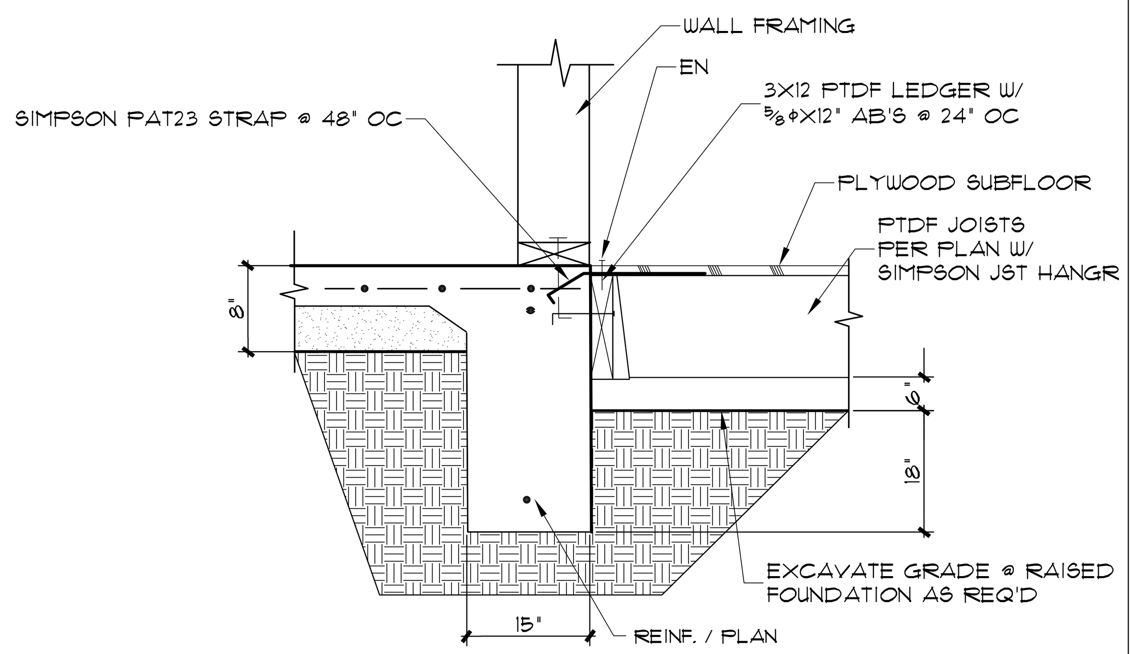
C **GARAGE STEM FOOTING**



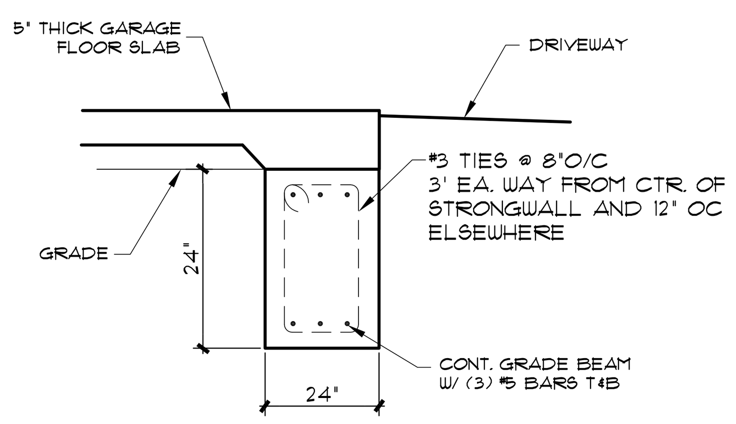
D **HOUSE-GARAGE FOOTING**



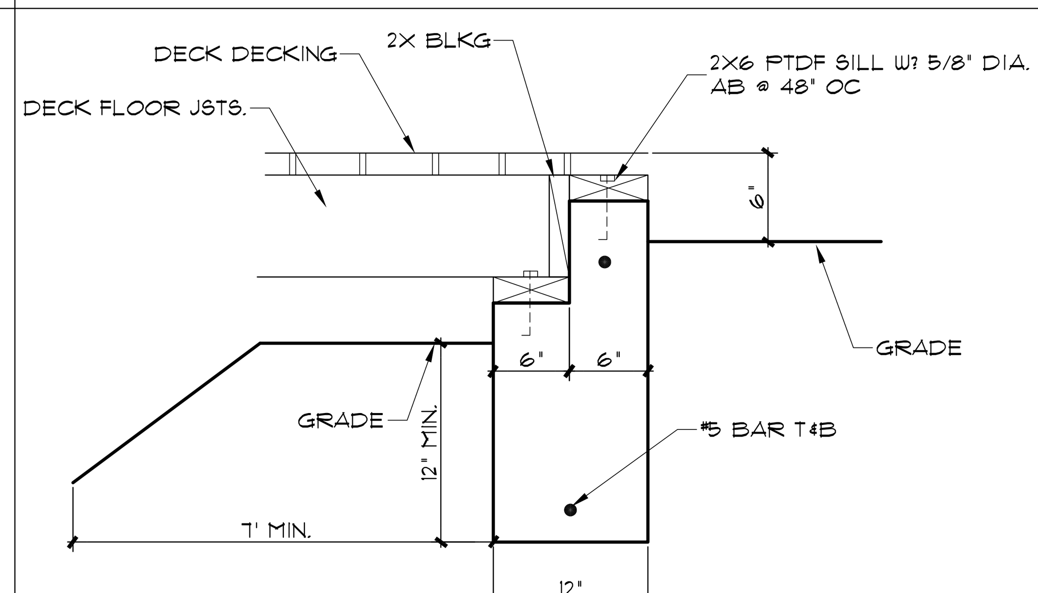
E **NON-BEARING WALL**



F **FOOTING/LEDGER DETAIL**



GRADE BEAM DETAIL G



DECK EDGE FOOTING H

FOUNDATION NOTES

ALL FOOTINGS TO BE A MIN. OF 15" WIDE X 18" DEEP U.O.N. W/ (1) #5 BAR T&B

BUILDING SLAB TO BE 4" CONC. W/ #4 BARS @ 24" O/C BOTH WAYS OVER 2" SAND O/ VISQUEEN BARRIER O/ 2" SAND.

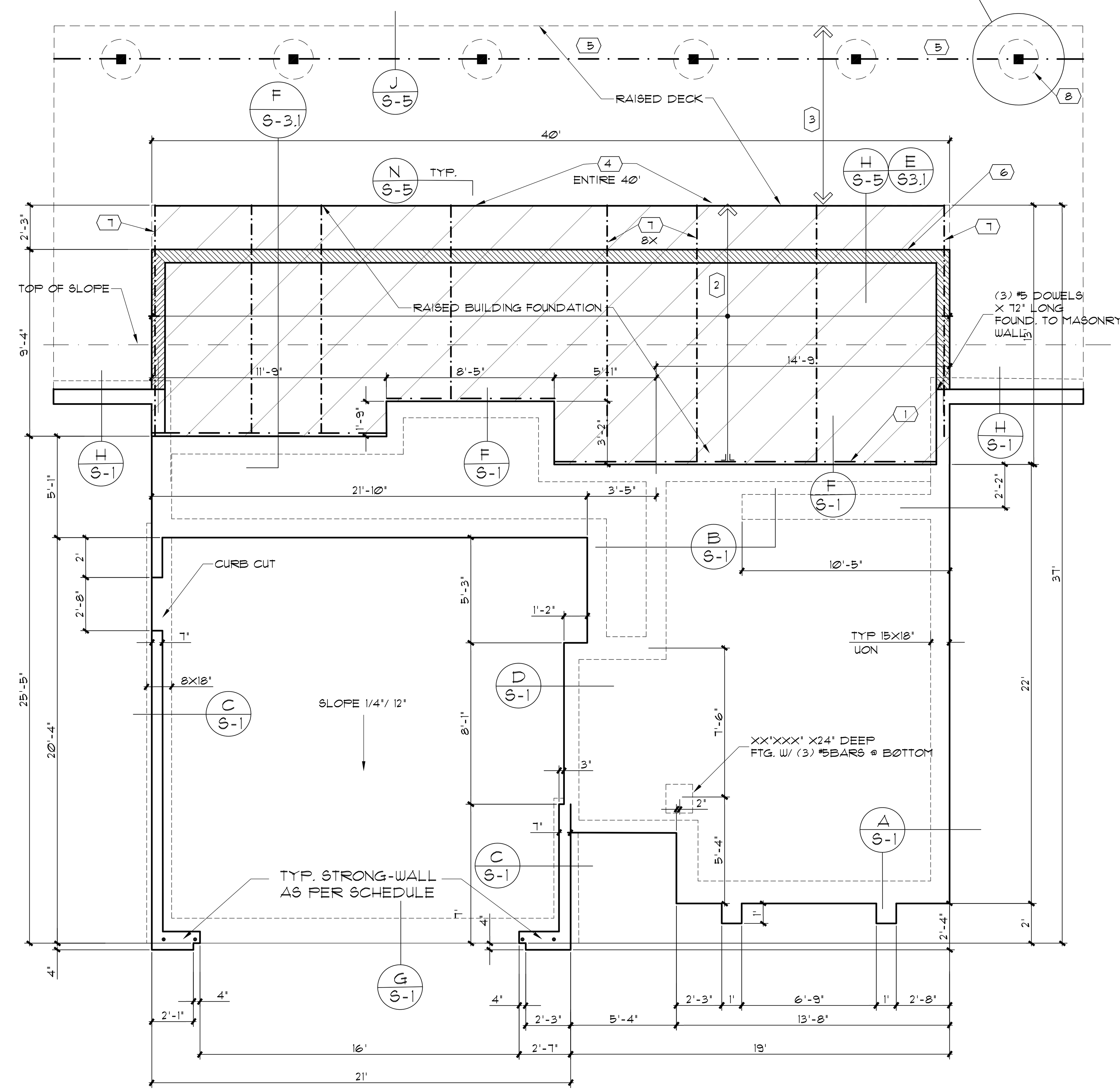
ALL HOLD DOWNS TO BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. SEE DETAIL

SEE GENERAL NOTES SHEETS G-1.

ANCHOR BOLTS SIZE AND SPACING TO BE PER SHEAR PANEL SCHEDULE WITH A MIN. OF 5/8" DIA. X 12" @ 48" O.C. W/ MIN. EMBEDMENT OF 9" W/ 2X2X3/16" WASHERS

SOIL BEARING CAPACITY = XXXXX PSF
SEE SOILS REPORT PREPARED BY SOIL TESTERS, INC PREPARED AUGUST 2007.

SEE FRAMING PLAN SHEET S-2 FOR ALL HD LOCATIONS



KEYNOTES

1. TYPICAL 2X12 PTDF LEDGER W/ 5/8" DIA. AB @ 24" OC STAGGERED
2. TYPICAL 2X12 PTDF FLOOR JOISTS @ 16" OC W/ SIMPSON JST HANGERS
3. TYPICAL 2X8 PTDF FLOOR JOISTS @ 16" OC @ DECK
4. 3½" X 11-7/8" PARALLAM CONT. BLKG. (FB3)
5. 4X12 #2 BEAM
6. MASONRY WALL
7. 5½" X 11-7/8" PARALLAM JOIST (FB4) OCCURS 8X
8. CASSION DECK FOOTING PER DETAIL

FOUNDATION PLAN

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

REVISIONS

8/15/07	REVISION NO. 1

51ST STREET

DATE

SHEET S-1

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FRAMING NOTES

1. SEE SHEAR PANEL INDEX FOR LOCATION FOR 3X & 4X STUD LOCATIONS

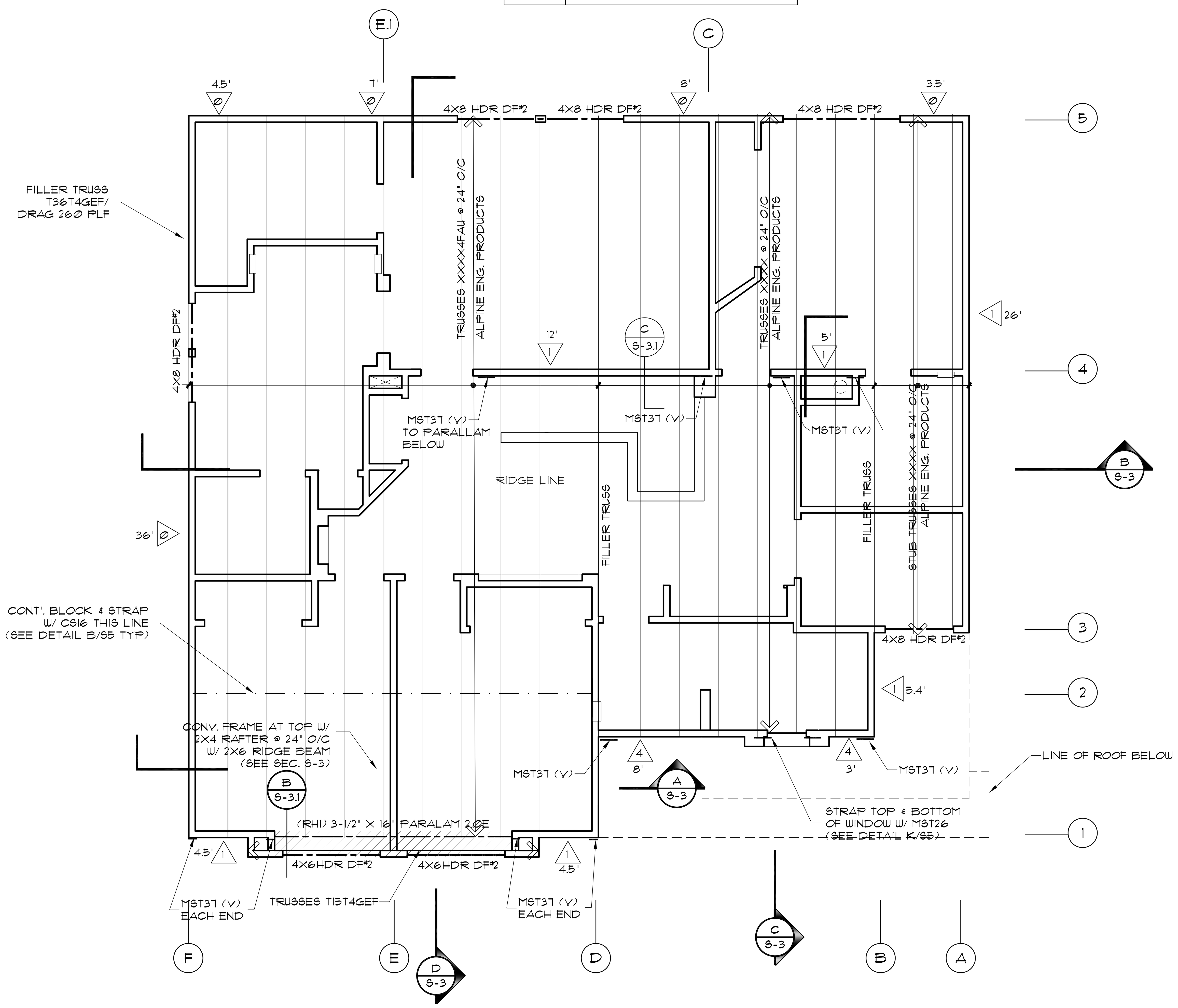
   PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION WITHIN 2' OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
   A. IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS
   B. THE DESIGN LOAD
   C. THE SPACING OF THE TRUSSES

3. PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS:
   FURRED SPACES, @ THE CEILING & FLOOR LEVELS AND @ 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR @ SOFFITS, DROP CEILINGS.
   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS @ THE TOP AND RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
   D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
   E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS

4. SEE DETAIL H/S-5 FOR TYPICAL SHEAR WALL CONST.

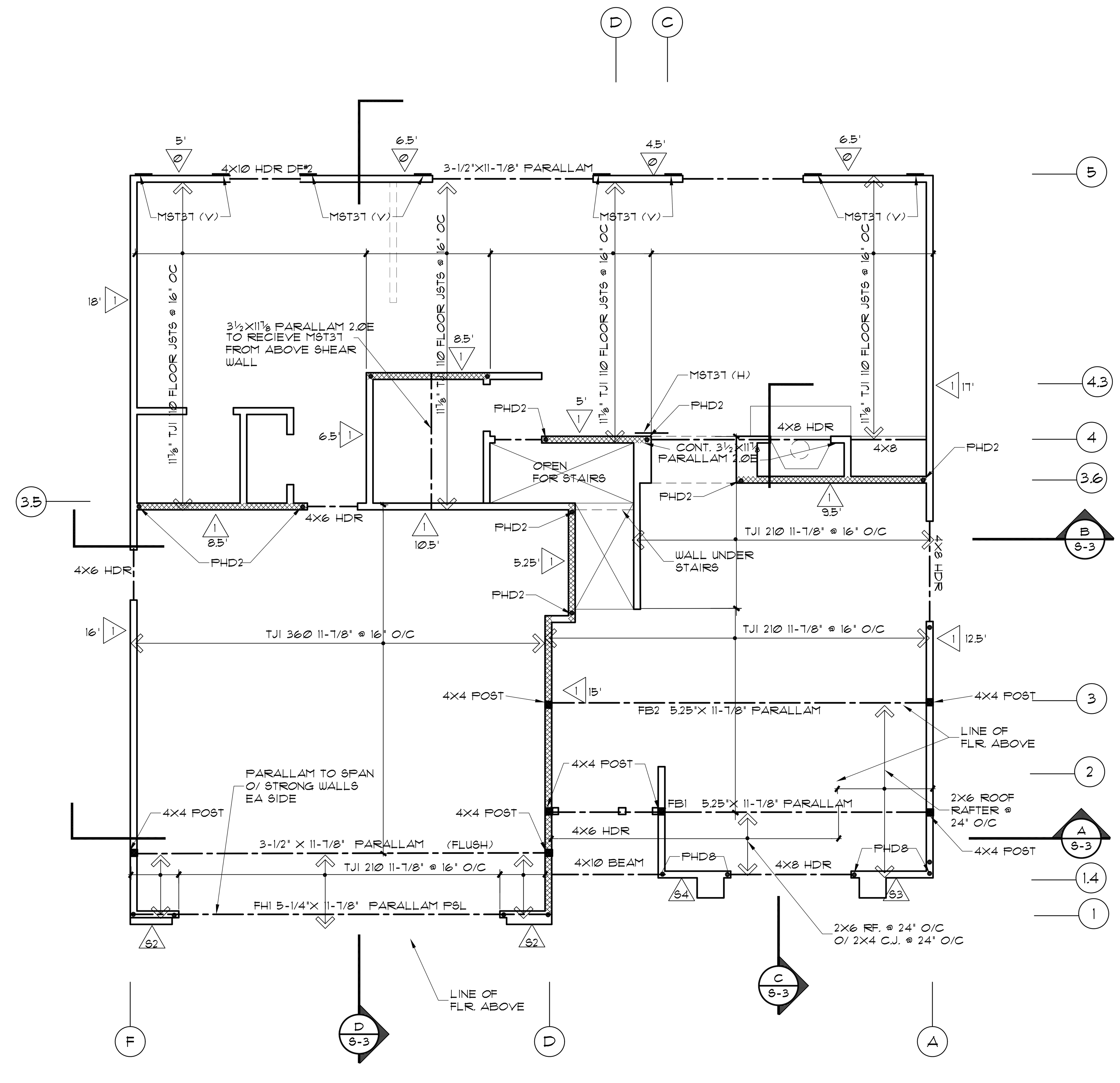
SHEAR PANEL INDEX

DESCRIPTION				SHEAR NAILILNG 11 12			SHEAR TRANSFER		
SYMBOL	VALUE (PLF)	MATERIAL 7 9 10 13	3X REQ'D 6	NAIL SIZE	BN & EN	FN	SILL ATTACHMENT 1 2 5 / 5/8" AB SPACING 3 4	BOTTOM PLATE 5 / NAILS & LAGS	TOP PLATE CLIPS
Ø	180	7/8" PORTLAND CEMENT ON WOVEN WIRE MESH	NO	8d	6"	6"	48" O.C.	16d @ 8" OC	A35 @ 24" OC
1	260	3/8" CDX (24/Ø) PLYWOOD	NO	8d	6"	12"	48" O.C.	16d @ 8" OC	A35 @ 16" OC
4	730	3/8" STRUT 1 (24/Ø) PLYWD.	YES	8d	2"	12"	24" O.C.	3/8"ɸ X6" LAGS @ 6" OC (STAGGERED TO 4X BLKG)	LTP4 @ 6" OC
S2	SW24X8	SIMPSON STRONG WALL							
S3	SW48X8X4	SIMPSON STRONG WALL							
S4	SW32X8X4	SIMPSON STRONG WALL							



ROOF FRAMING

1/4"=1'-0"



FRAMING O/ 1ST FLOOR

1/4"=1'-0"

NOTE:

THE FOLLOWING TRUSS CALCULATION PACKAGE PREPARED BY OTHERS HAS BEEN REVIEWED BY THE ARCHITECT FOR THIS STRUCTURE ARE SAID TO BE TRUE AND CORRECT.

JAMES R. CUMMINGS ARCHITECT/CONTRACTOR

LEGEND

(hatched box)	INDICATES FURING TO 8' UNLESS OTHERWISE NOTED.
(shaded line)	INDICATES SHEAR AND/ OR BEARING @ INTERIOR WALLS
■	INDICATES 4X POST
•	INDICATES 'SIMPSON' PHD2 U.O.N.

NOTES

ALL HEADERS TO BE 4X8 U.O.N.
ALL OPENINGS UP TO 4' OR LESS TO BE 4X6 U.O.N.
ALL OPENINGS GREATER THAN 4' TO BE 4X8 U.O.N.
NOTE: SEE GENERAL NOTES SHEET G-1

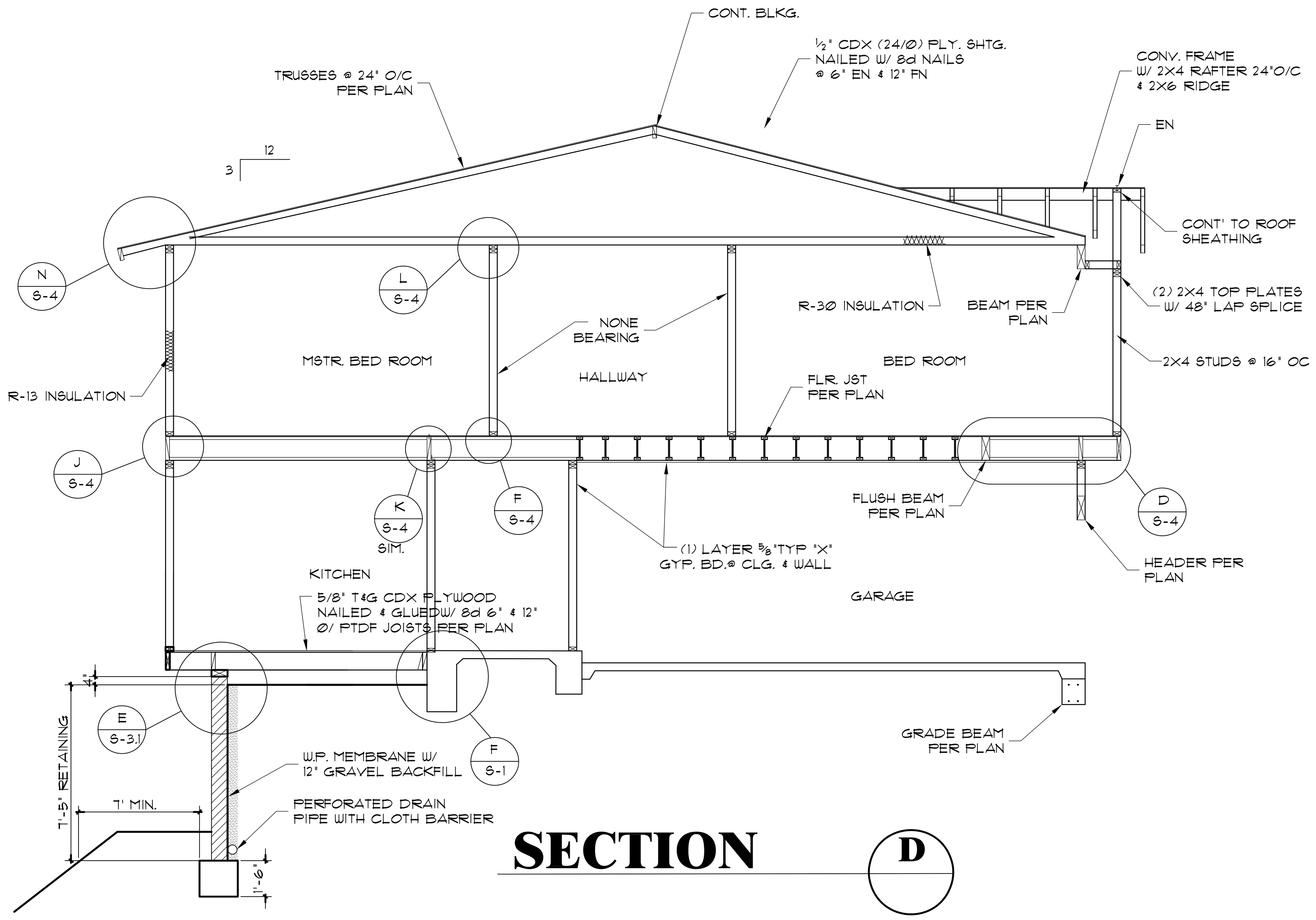
REVISIONS

8/15/07	REVISION NO. 1

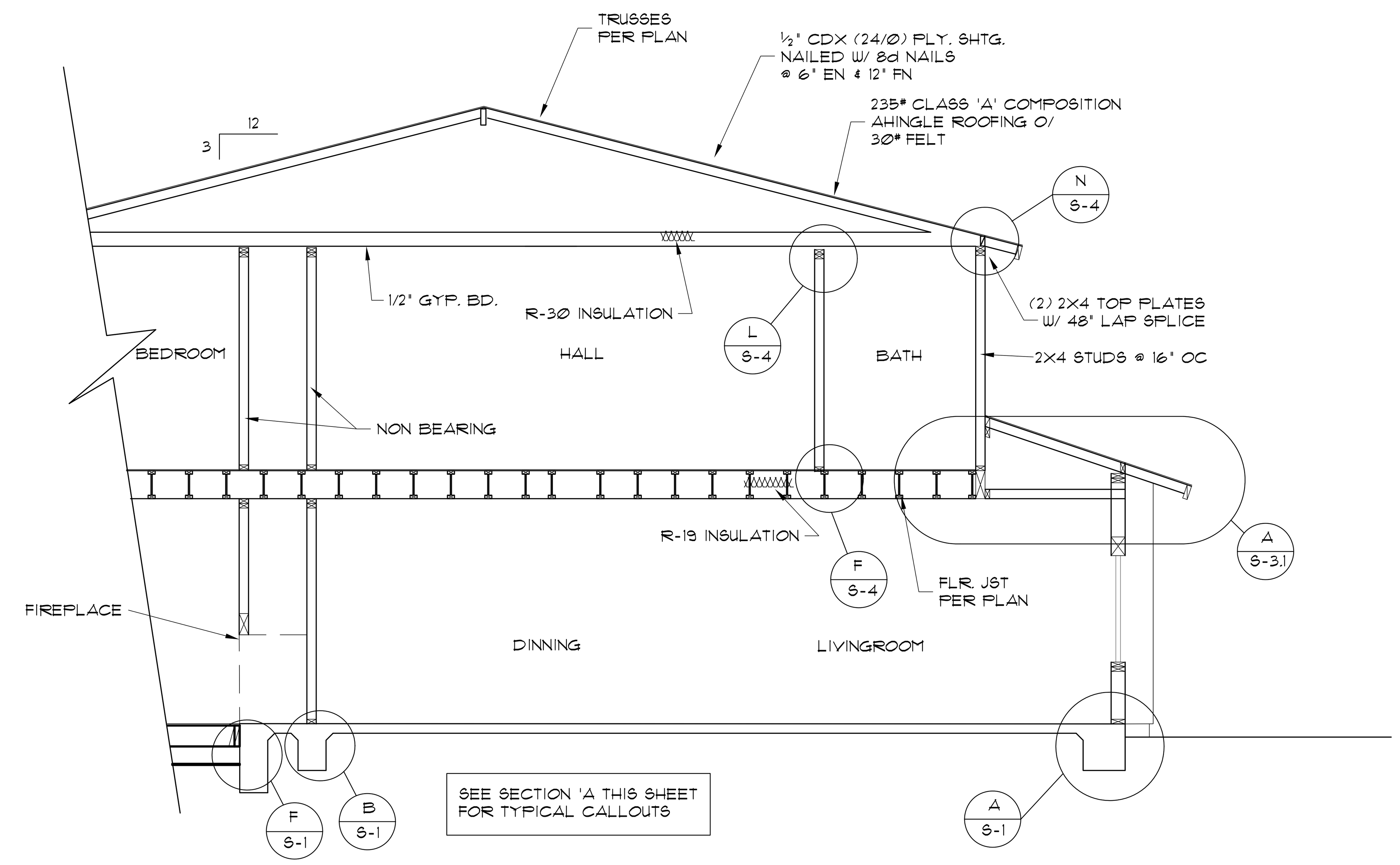
51ST STREET

DATE

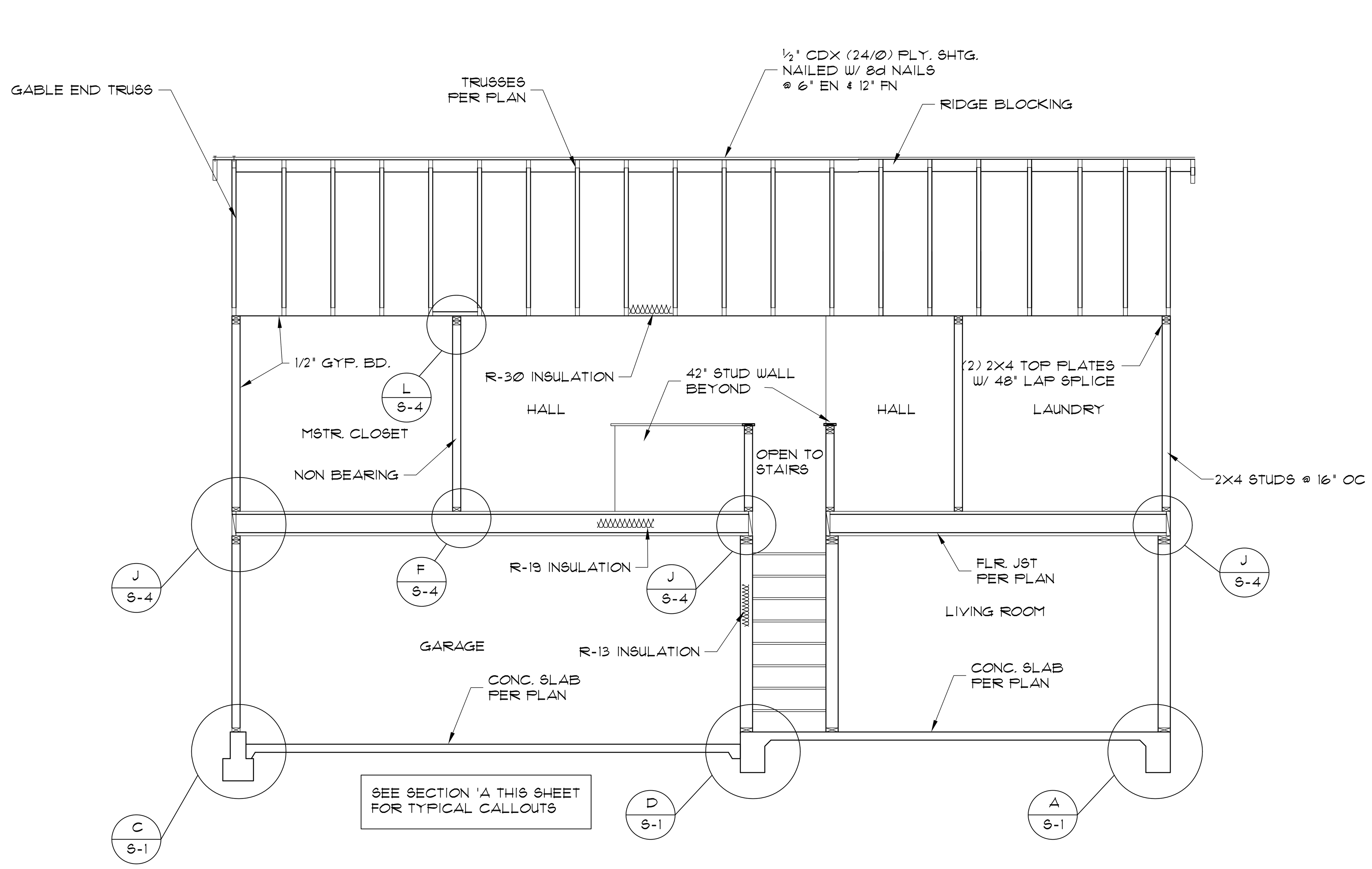
SHEET S-2



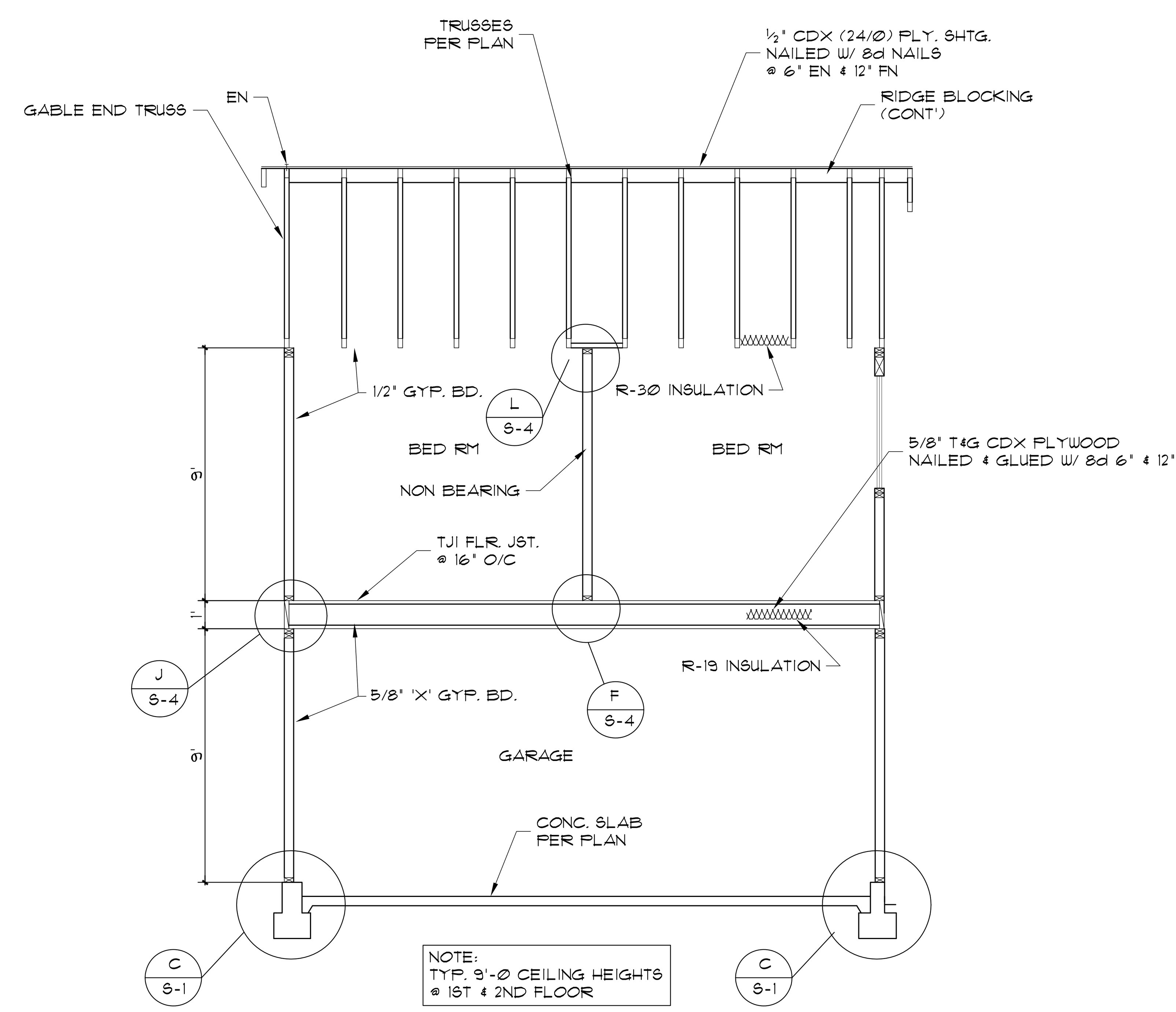
SECTION D



SECTION C



SECTION B



SECTION A

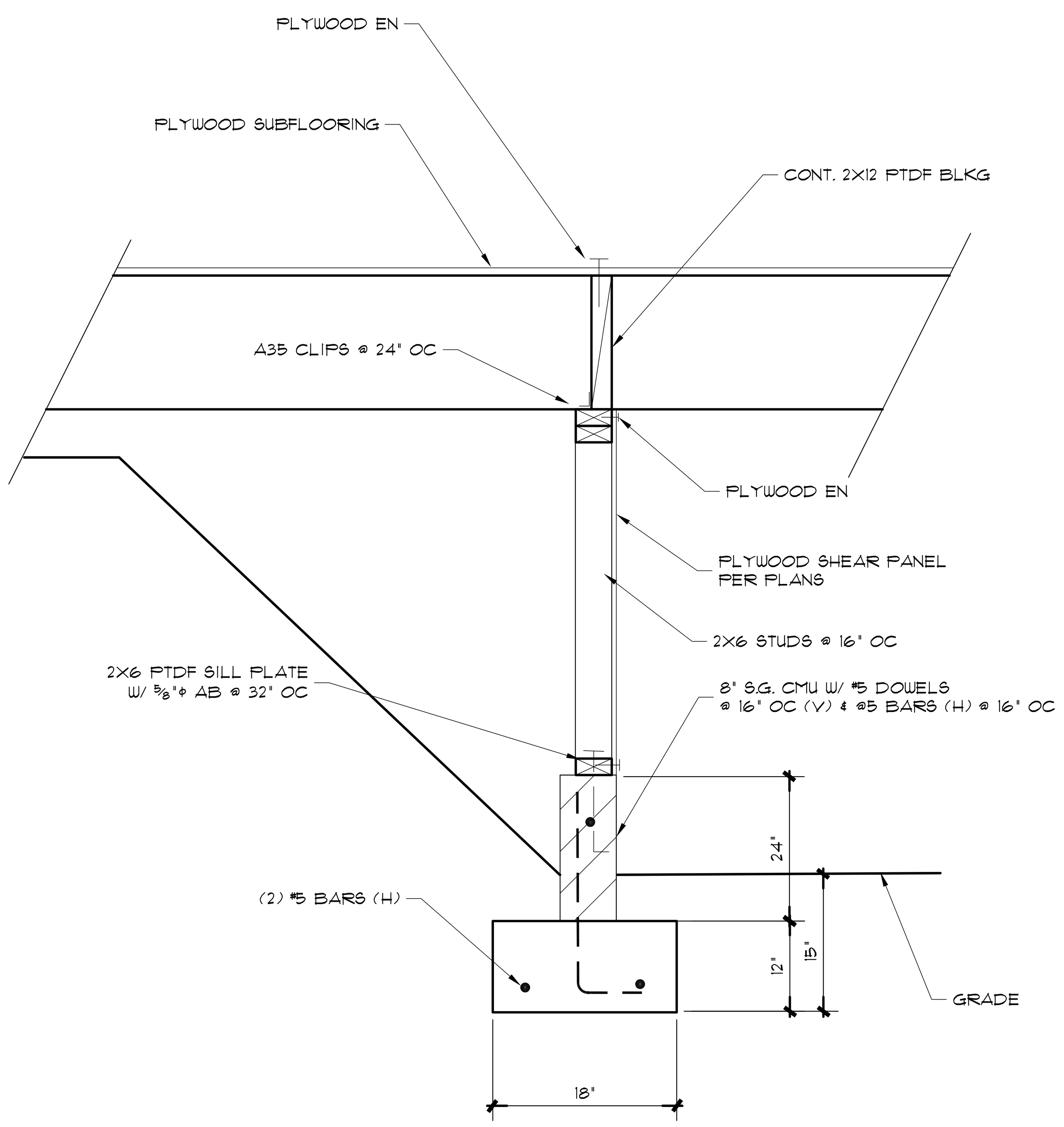
REVISIONS

51ST STREET

DATE

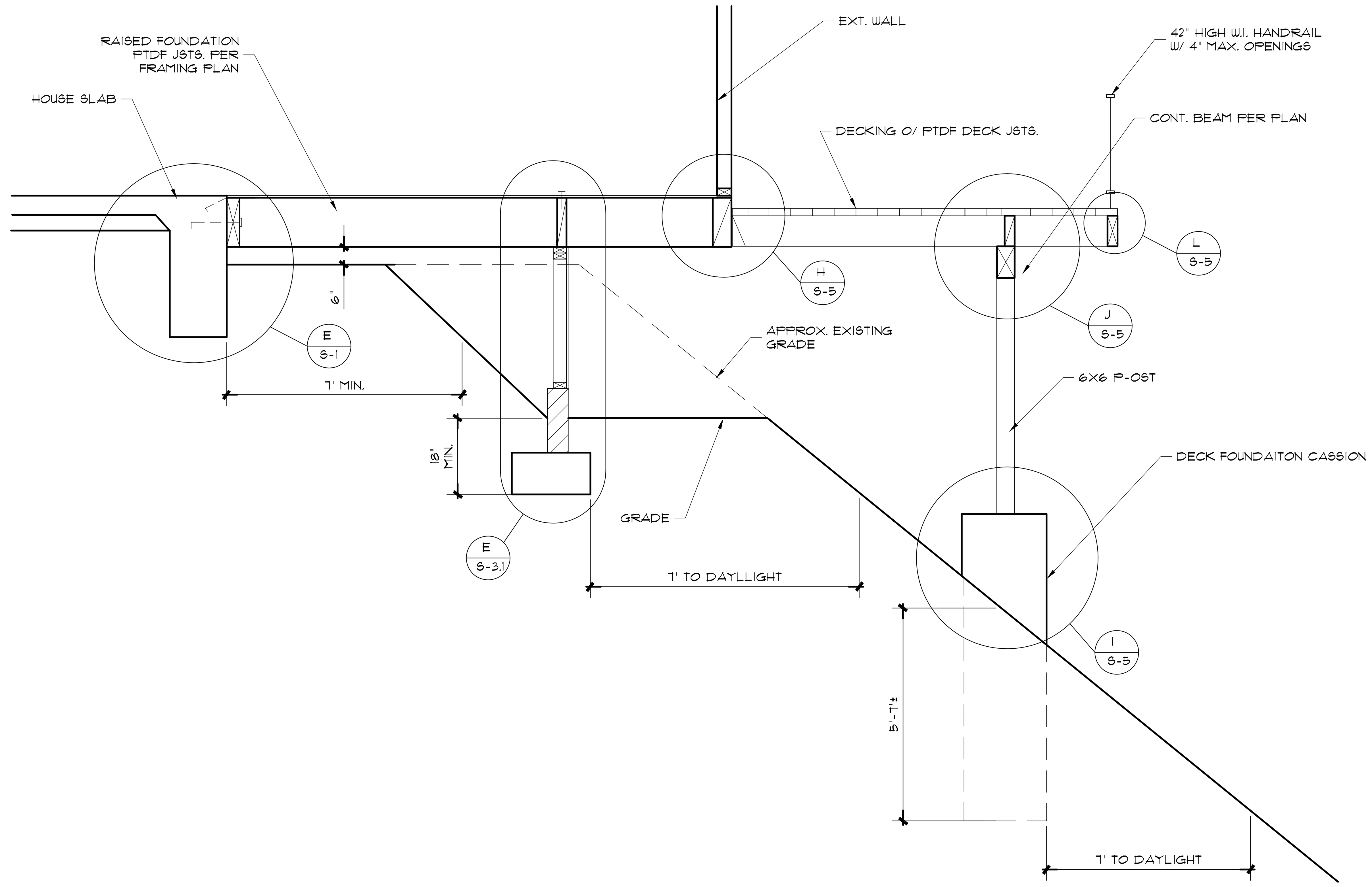
SHEET S-3

REVISIONS



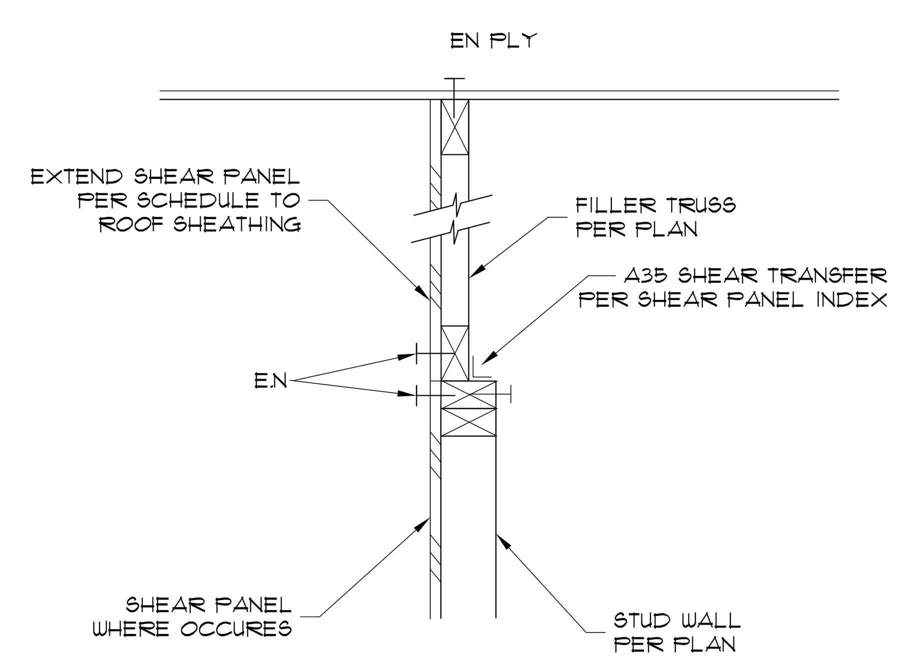
MASONRY WALL DETAIL

E



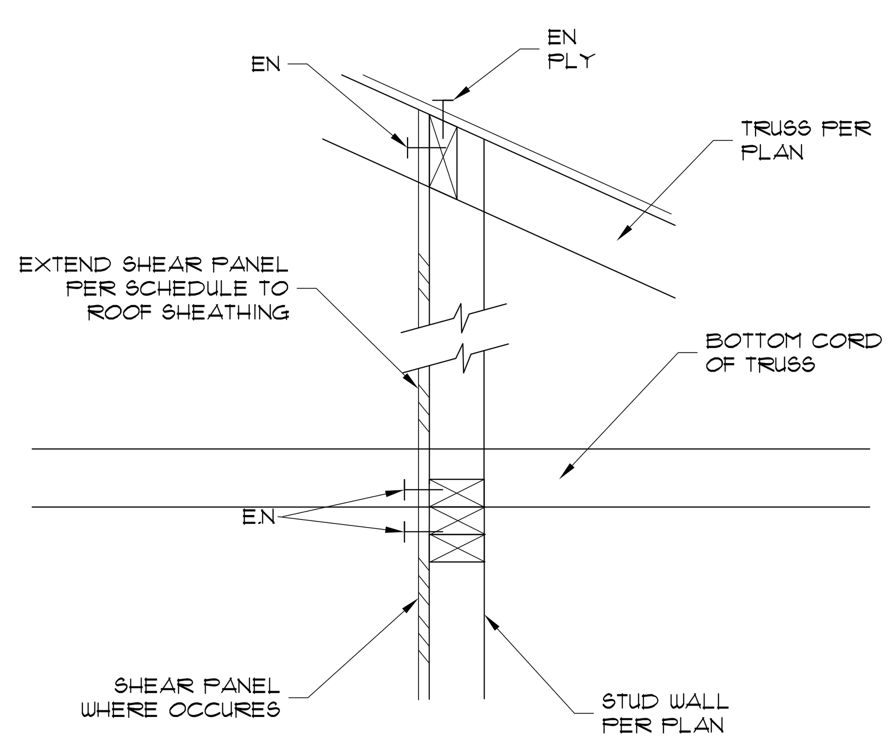
PARTIAL BUILDING SECTION

F



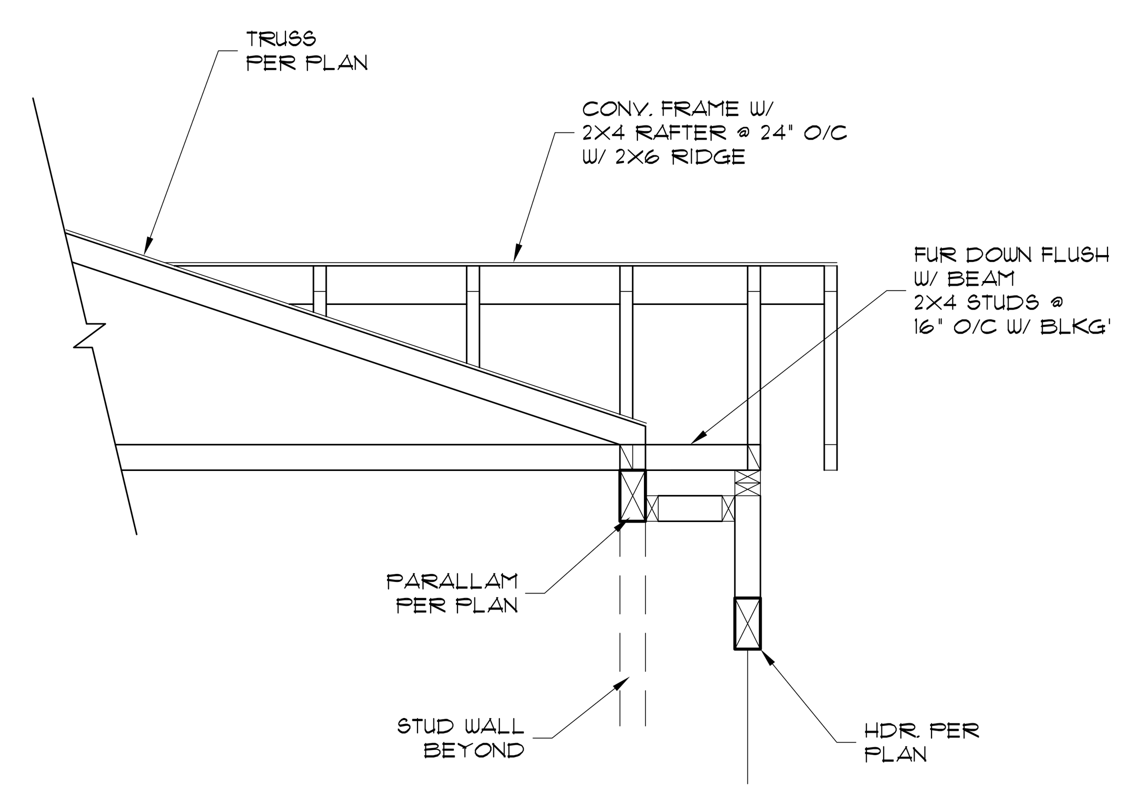
SHEAR TRANSFER DETAIL PERPENDICULAR

D



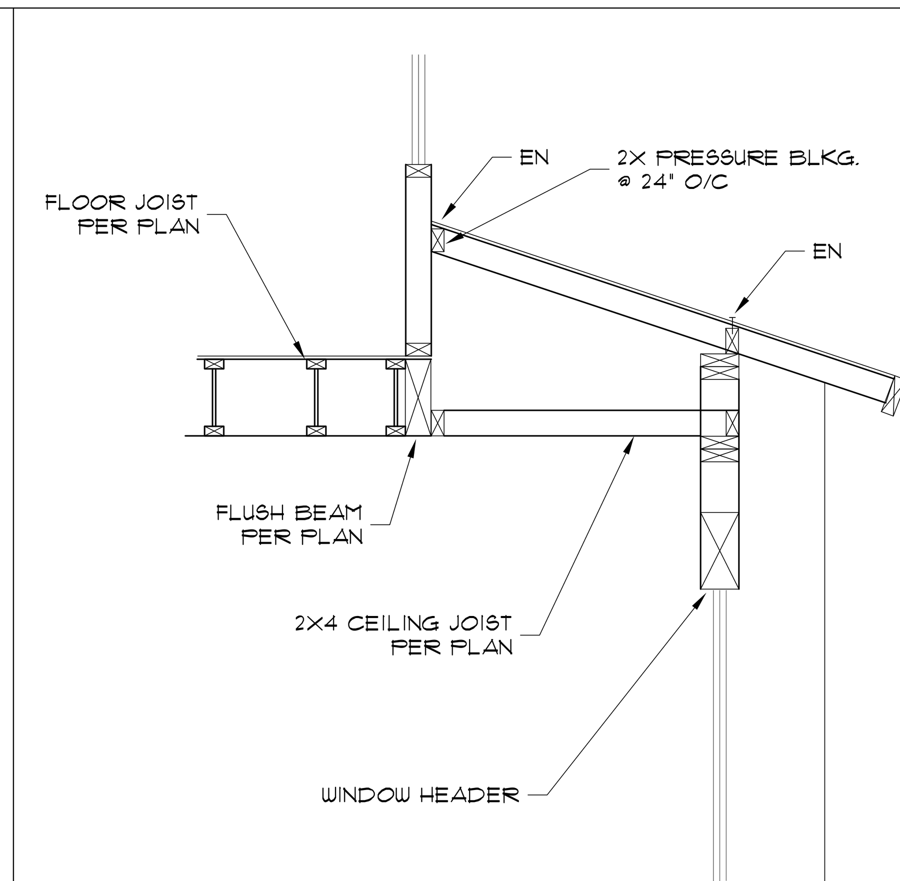
SHEAR TRANSFER DETAIL PARALLEL

C



FRAMING DETAIL

B



FRAMING DETAIL

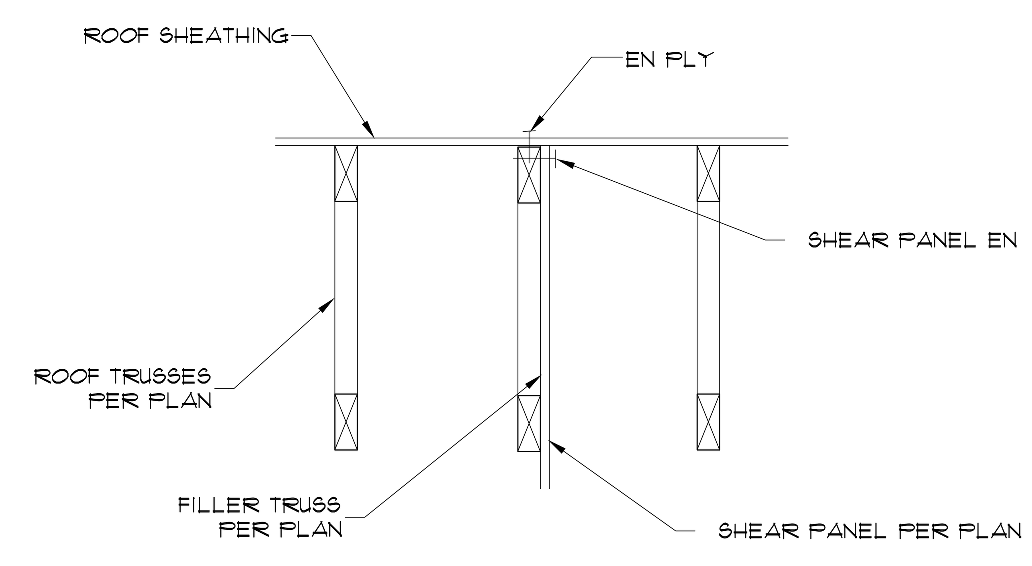
A

51ST STREET

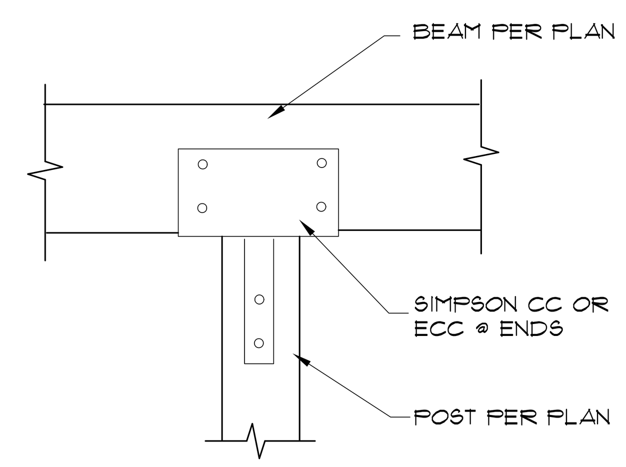
DATE

SHEET
S-3.1

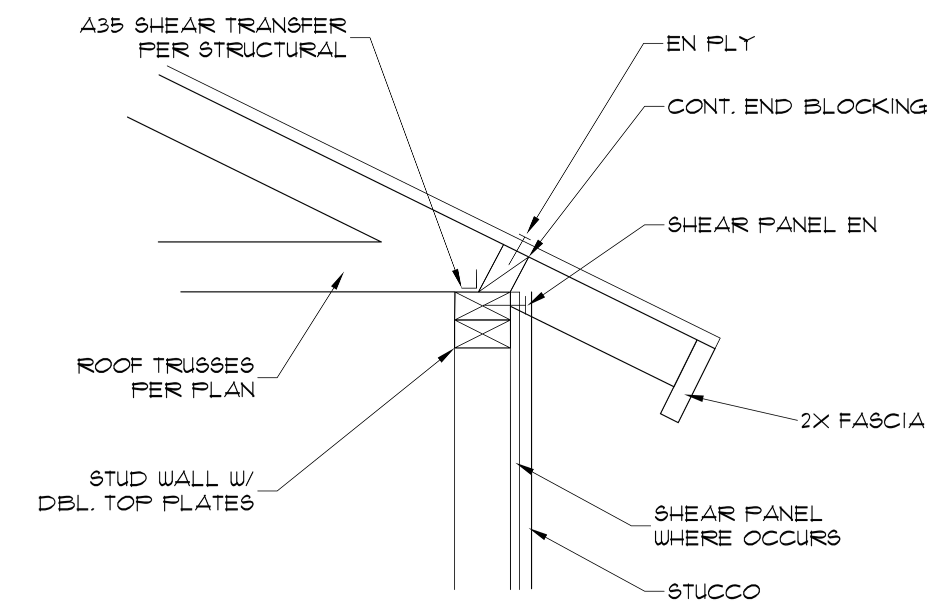
REVISIONS



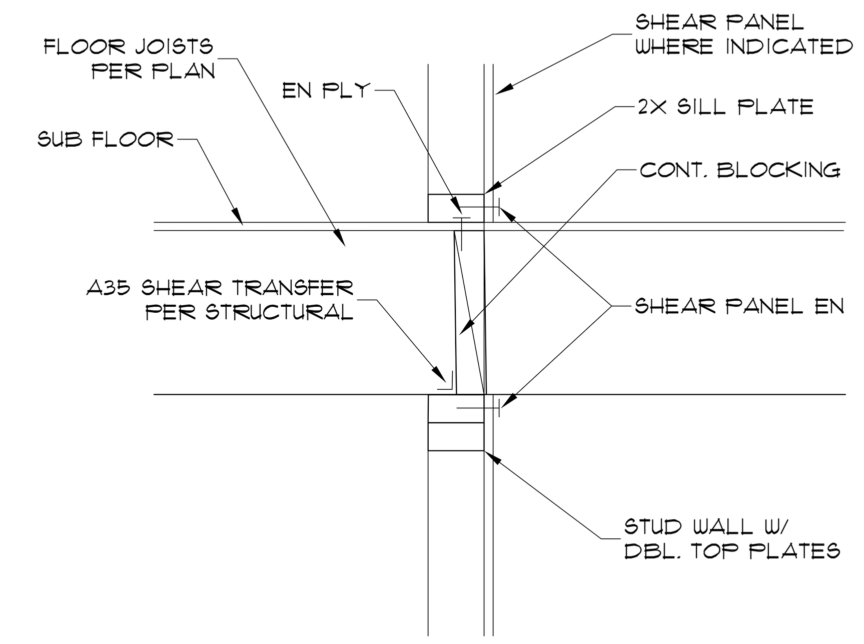
SHEAR TRANSFER (Q)



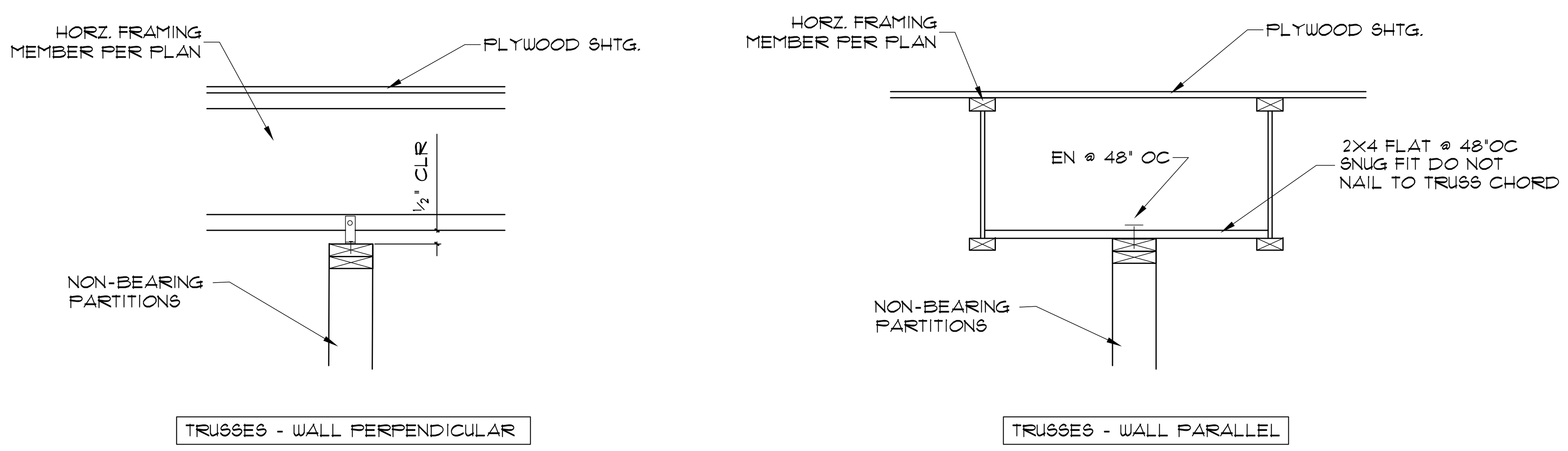
POST-BEAM CONN. (P)



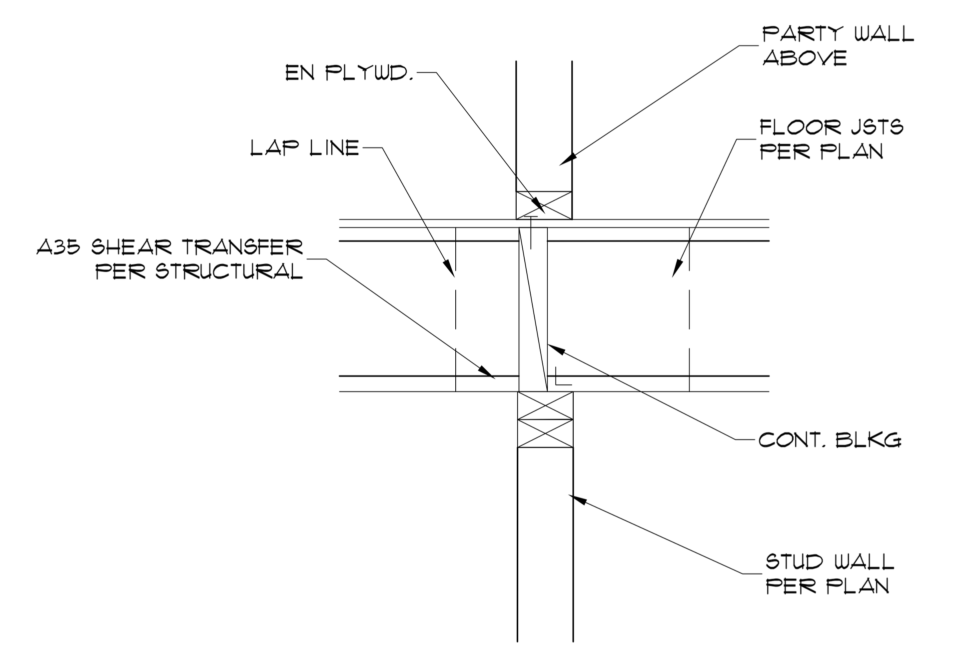
EAVE DETAIL (N)



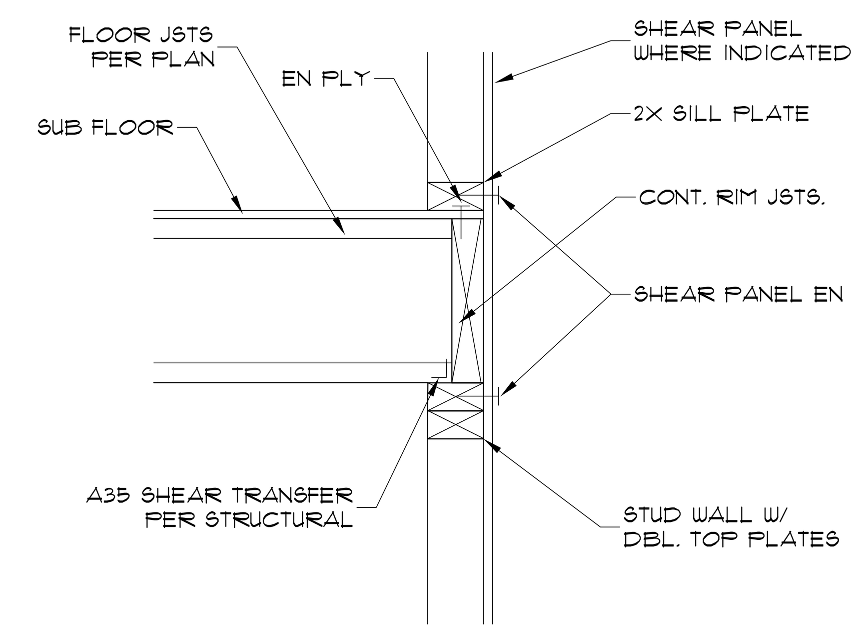
FRAMING DETAIL (M)



NON-BEARING CONN. (L)



FRAMING DETAIL (K)



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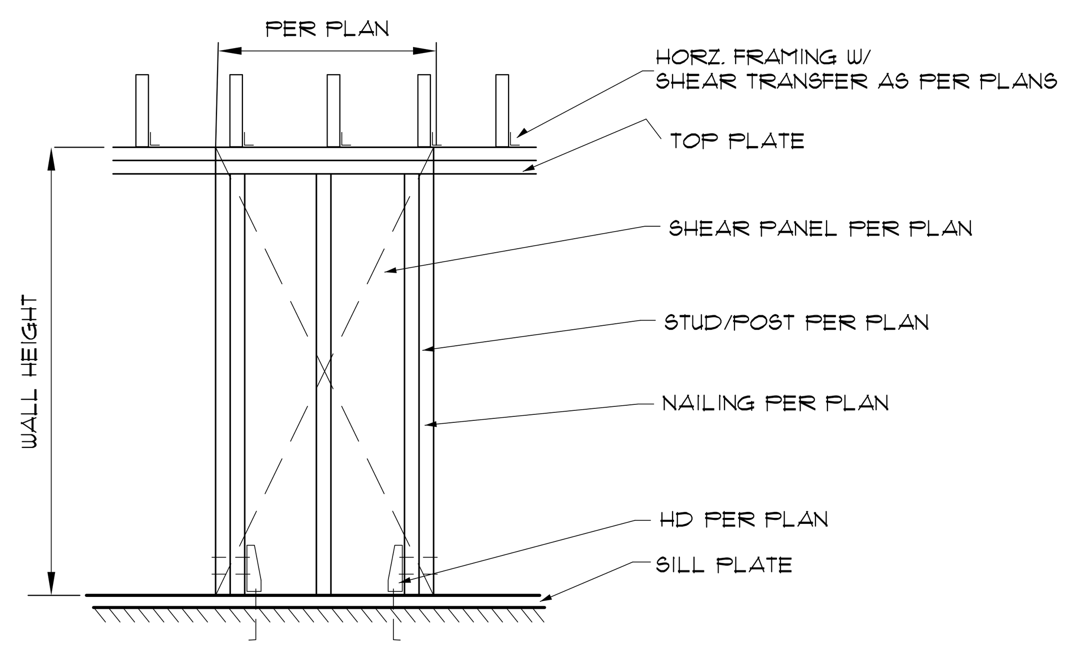
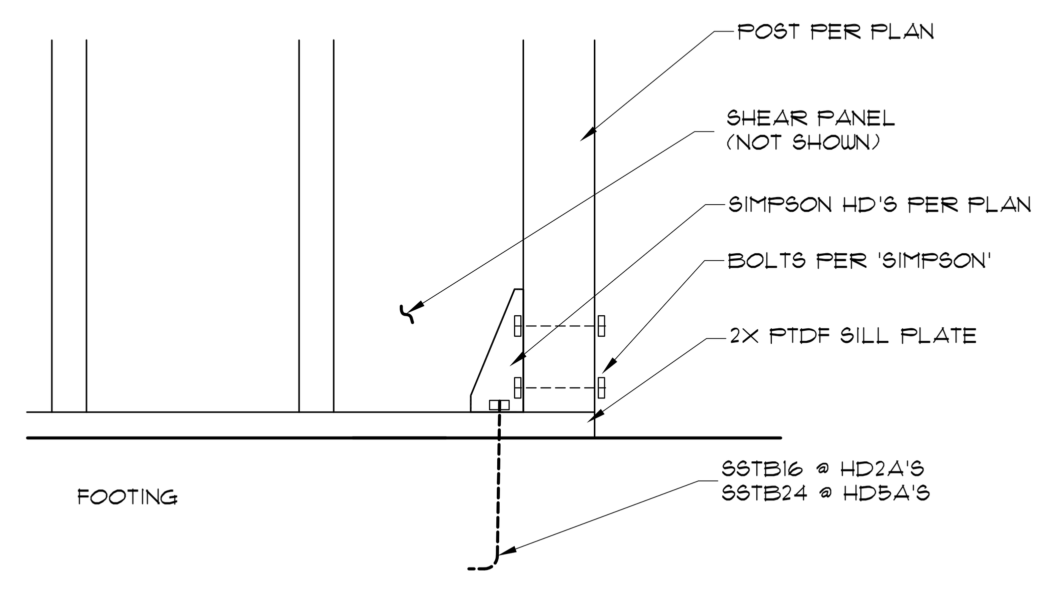
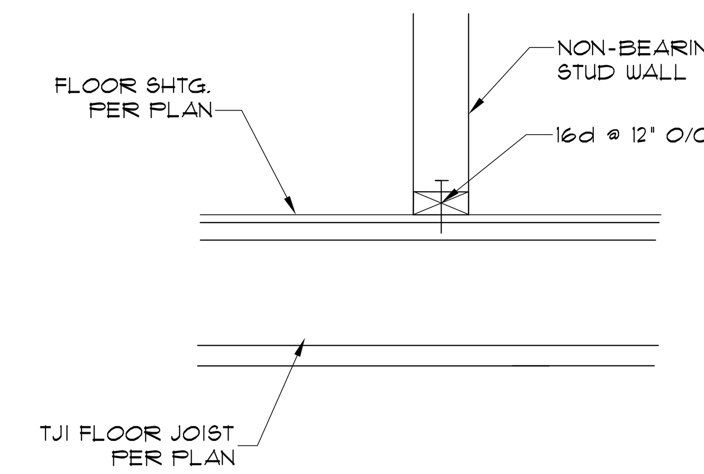


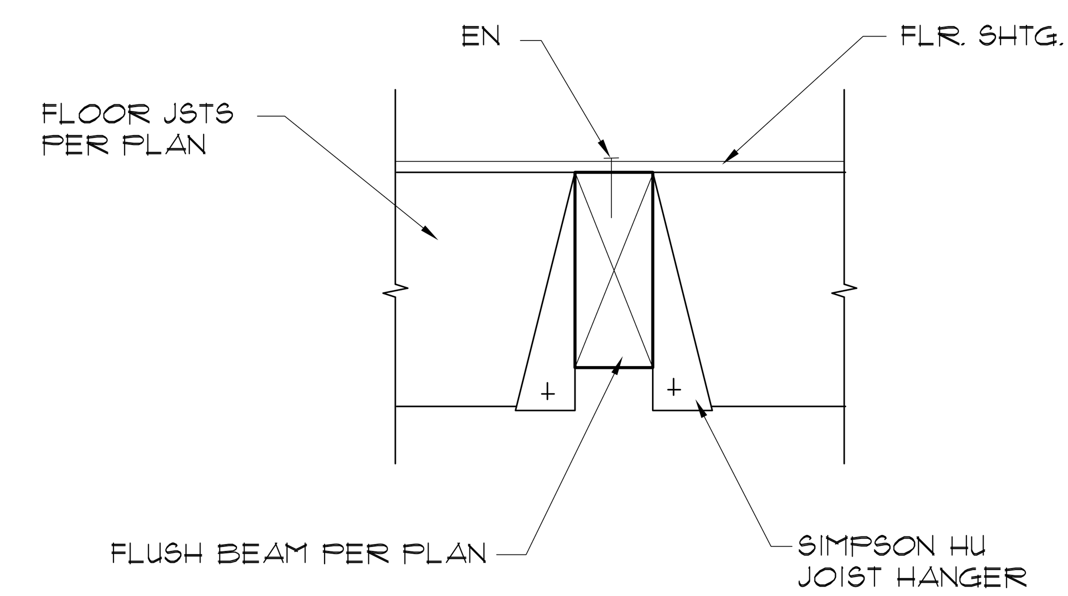
SHEAR PANEL ELEV. (H)



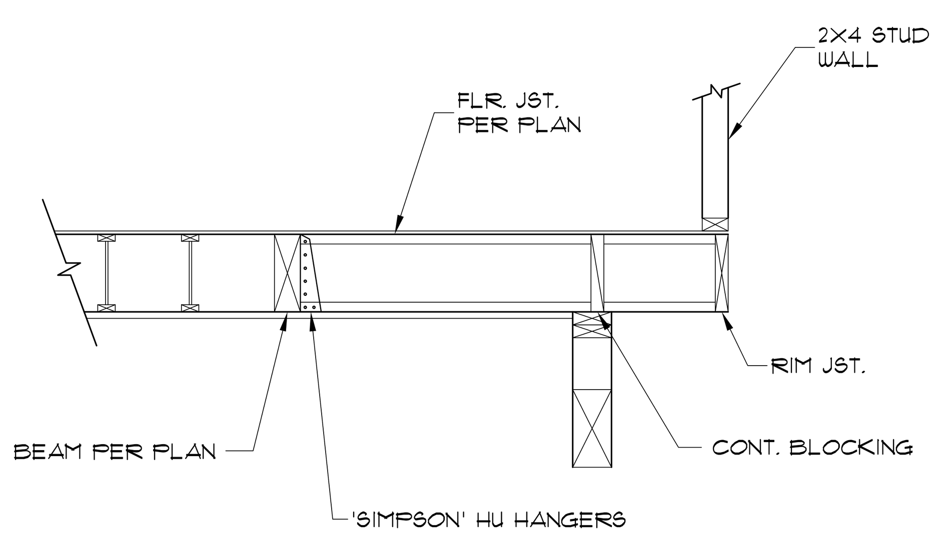
HOLDDOWN DETAIL (G)



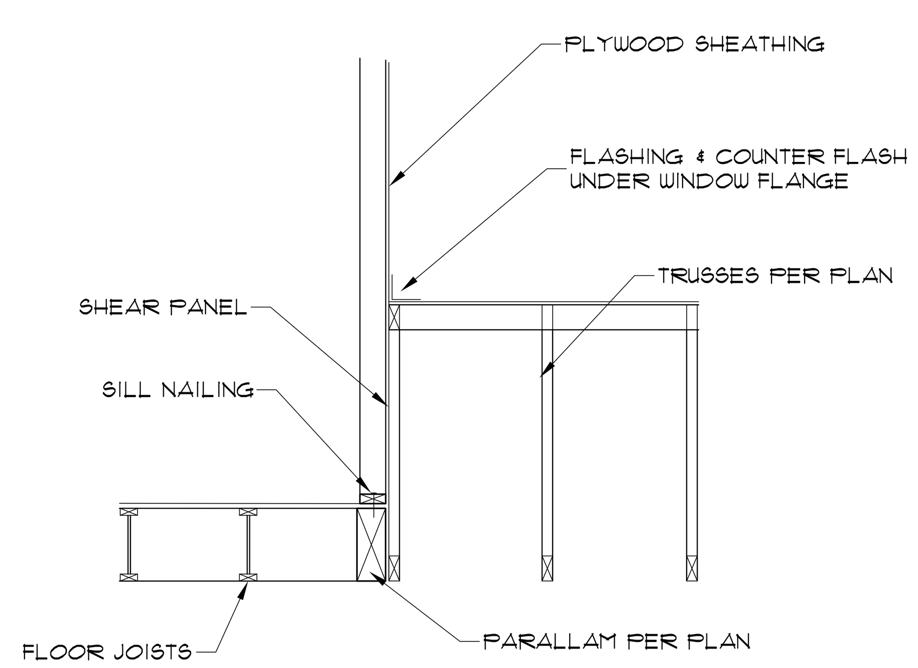
NON-BEARING WALL CONN. (F)



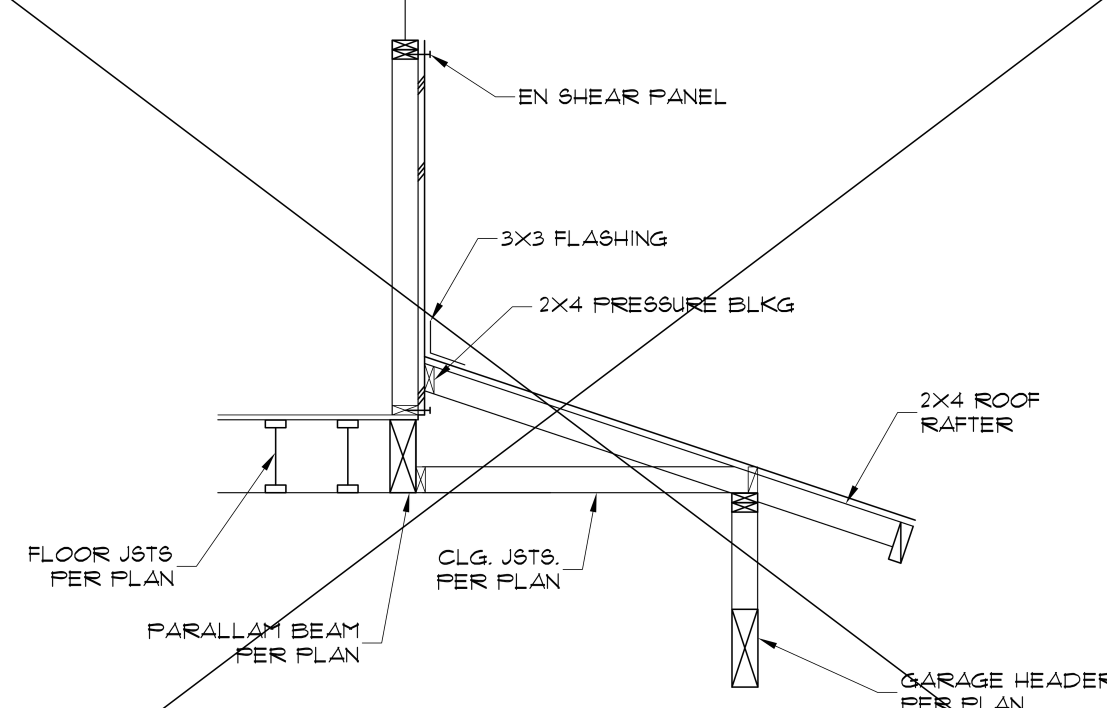
FLUSH BEAM DETAIL (E)



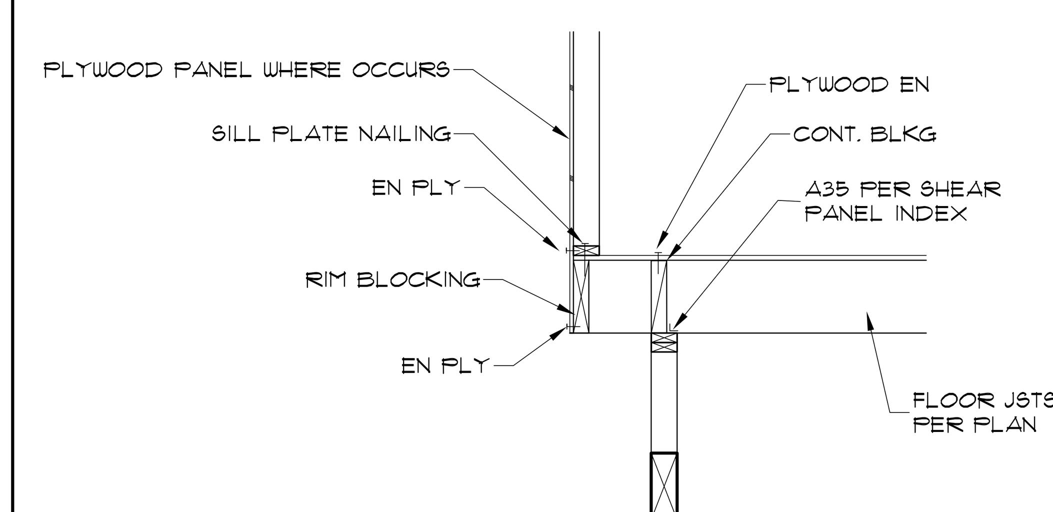
FRAMING DETAIL (D)



FRAMING DETAIL (C)



FRAMING DETAIL (B)



FRAMING DETAIL (A)

51ST STREET

DATE

SHEET
S-4

Q

P

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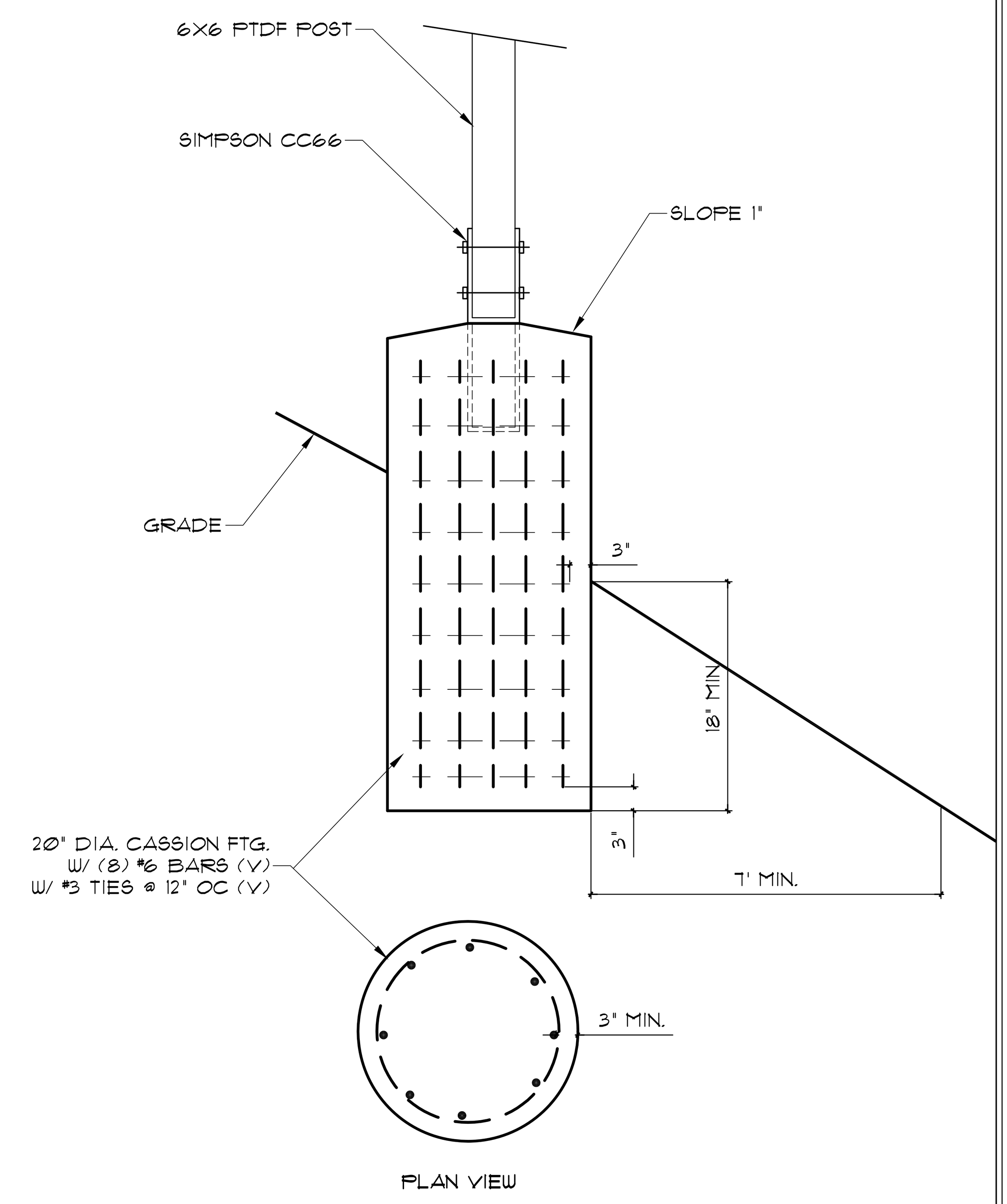
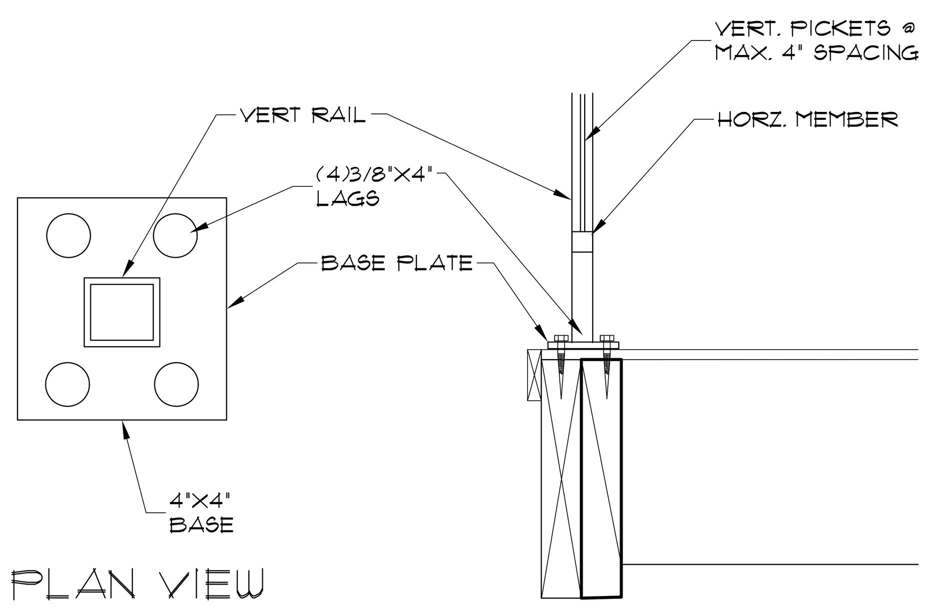
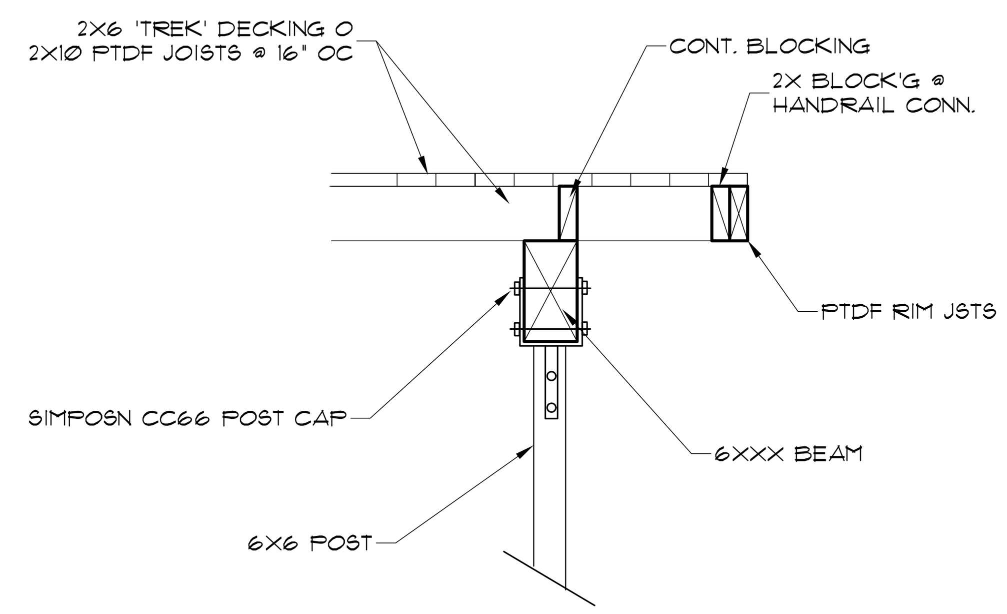




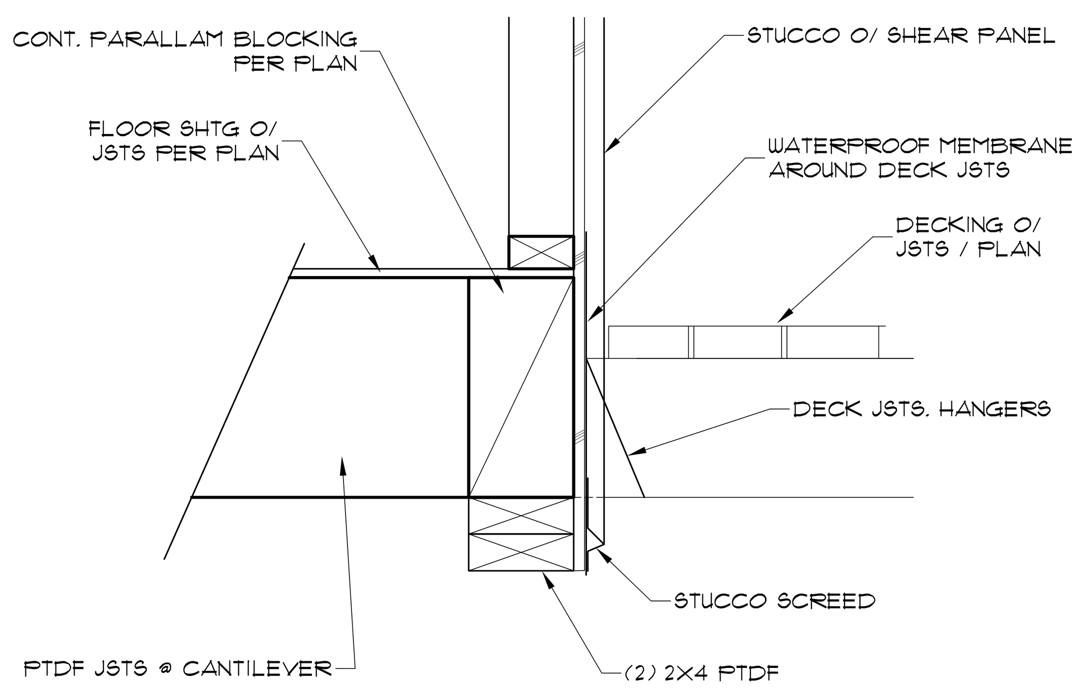


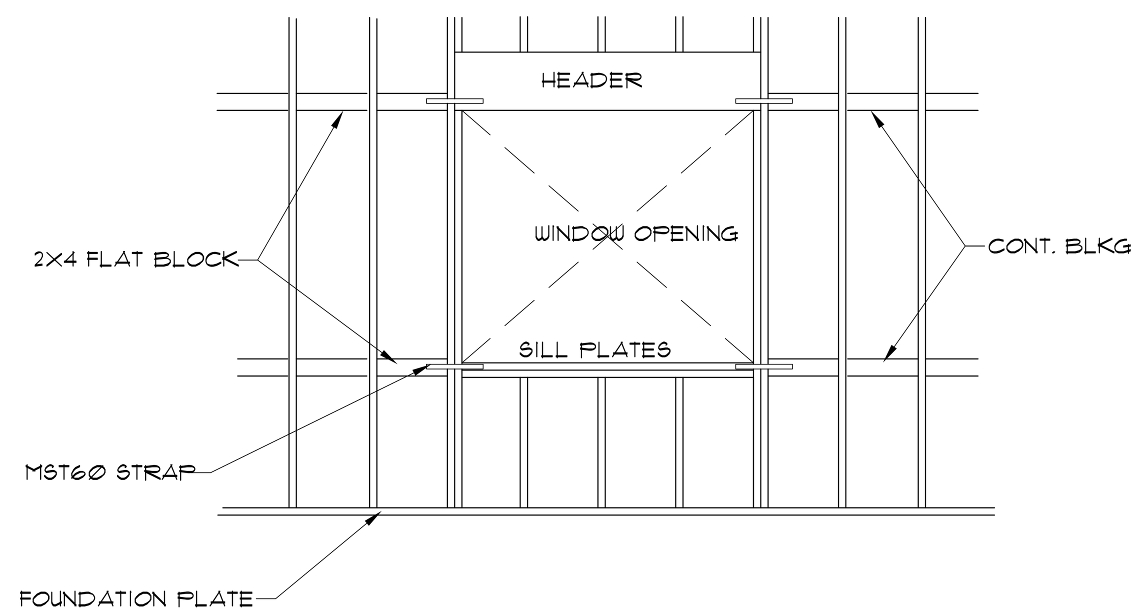
HANDRAIL CONN. DETAIL L

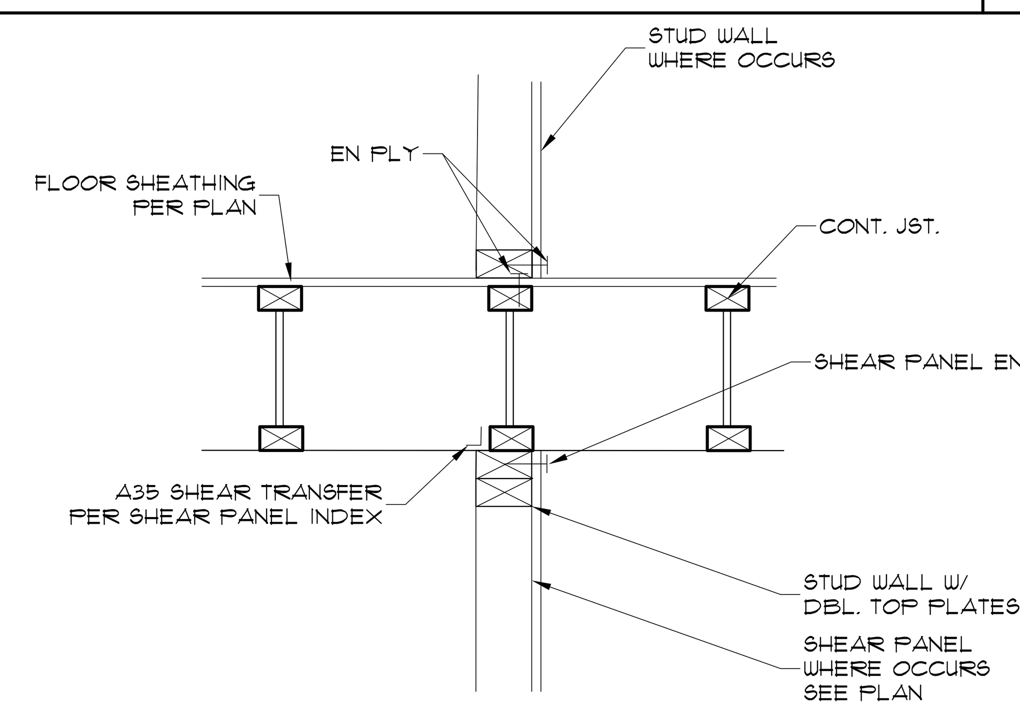
K

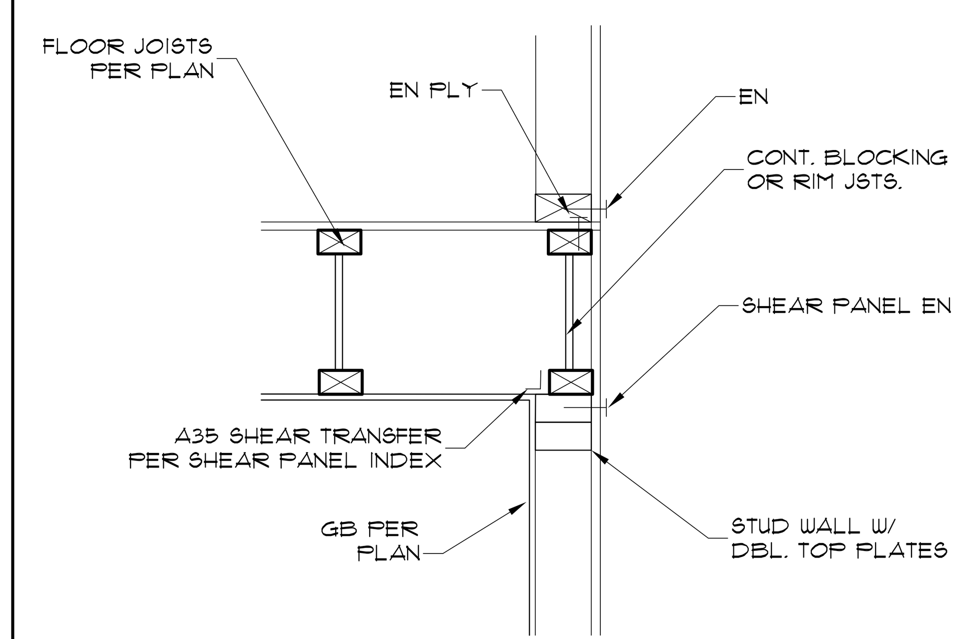
DECK BEAM CONN. J

DECK CASSION FOOTING I







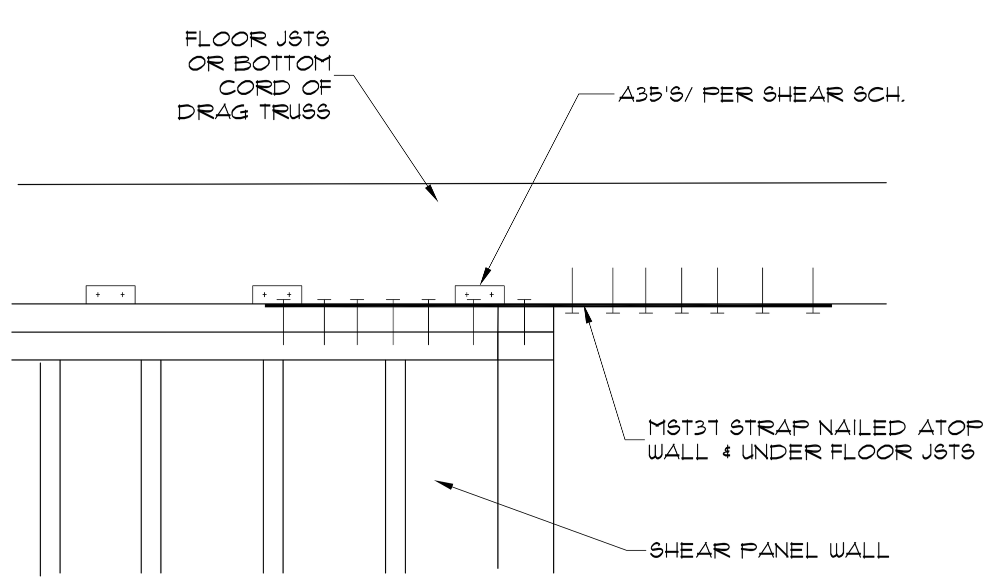


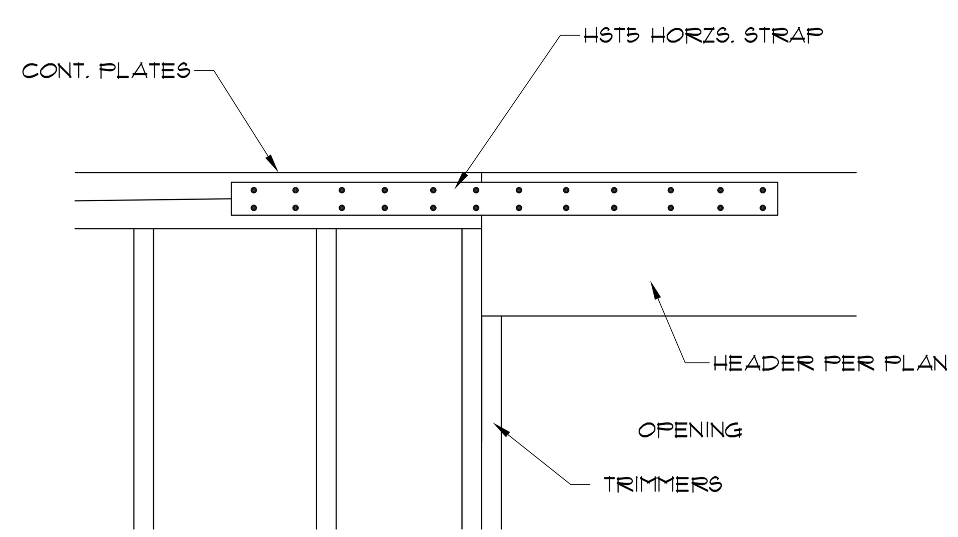
H

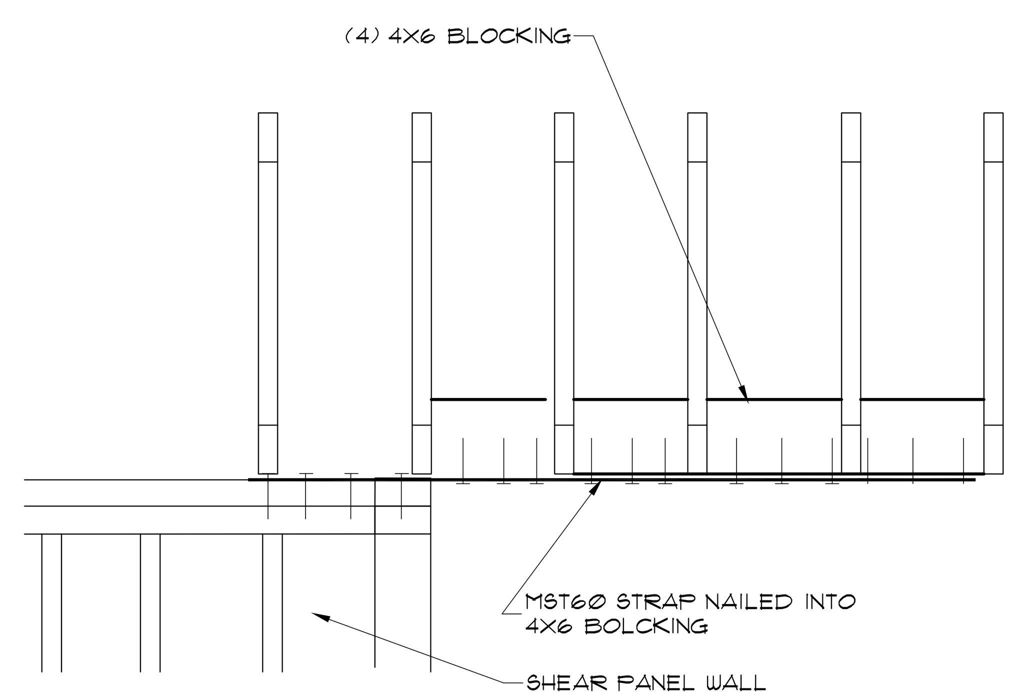
HORZ. STRAP DETAIL G

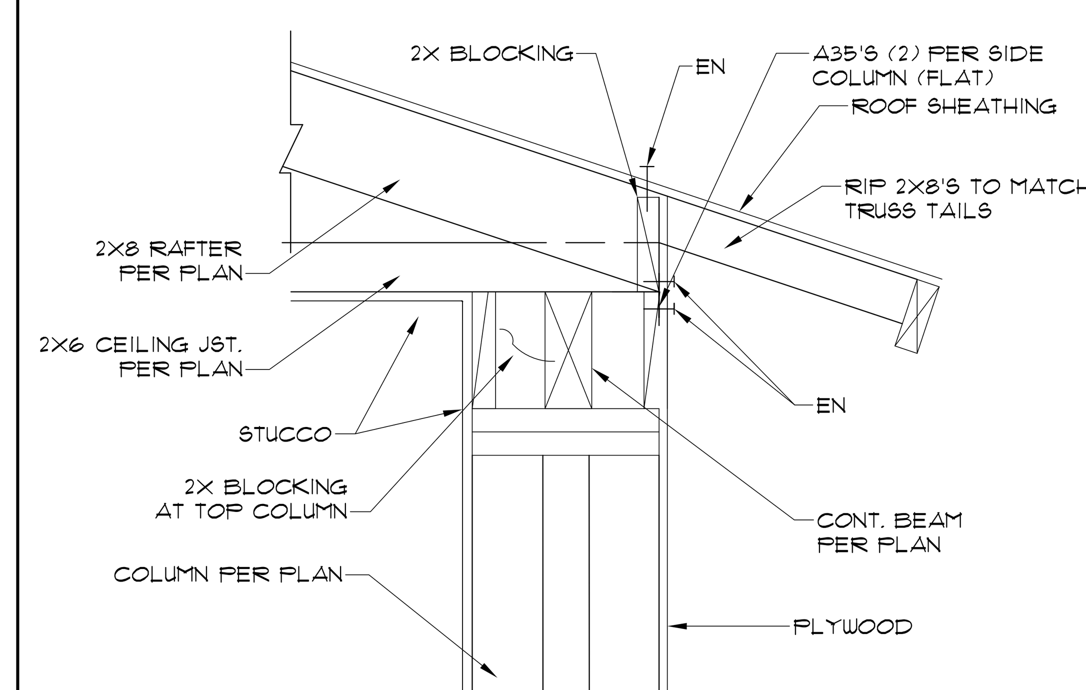
FLOOR FRAMING DETAIL (INT.EXT. SHEAR WALL) F

FLOOR FRAMING DETAIL (EXTERIOR WALL) E









HORZ. STRAP/DRAG DETAIL D

HORZ. STRAP DETAIL C

HORZ. STRAP/DRAG DETAIL B

ROOF JOIST TO COLUMN CONN. A

REVISIONS

51ST STREET

DATE

SHEET
S-5

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