PROJECT DATA

ADDRESS:
12118 Riggs Rd. Independence
KY 41051

LEGAL DESCRIPTION:
APN # 3861830
TRACT 1017
LOT AREA - 10,669 SQ FT
CONSTRUCTION TYPE - V-B
ZONE - R-1-10 SS (RESIDENTIAL)
OCCUPANCY R (RESIDENTIAL) / U (GARAGE)

ZONING:
SETBACKS: FRONT (25FT), SIDE (10FT), REAR (25FT)

LOT COVERAGE: 60% OF NET SITE AREA = 4,401.4 SF ALLOWED

BUILIDNG HEIGHT: NO CHANGE

FLOOR AREA ALLOWANCE: 3,200 SF PLUS 170 SF PER 1,000 SF OVER 10,000 SF: **3,200 SF ALLOWED**

Total Square Footage	
Name	Area
1. 1ST FLOOR LIVING AREA	2450 SF
1. BASEMENT AREA	813 SF
2. GARAGE	711 SF
3. DECK	339 SF
4.PORCH	261 SF
5.PATIO	140 SF
Total Area	4713 SF

PROJECT DIRECTORY

DESIGNER
RA DESIGN & ENGINEERING
AL-AMIN HOSSAIN
PHONE: +8801790938850
EMAIL : alaminhossain536@gmail.com

OWNER
Roger & Missy Jones
12118 Riggs Rd. Independence
KY 41051

SCOPE OF PROJECT

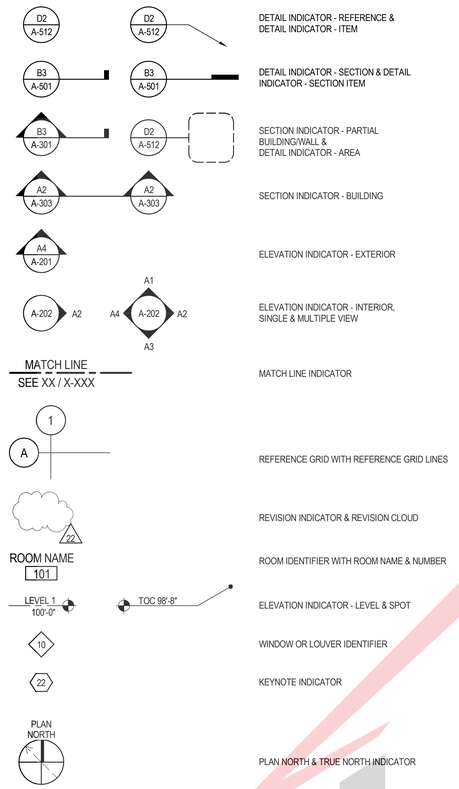
NEW CONSTRUCTION DRAWINGS

BUILDING CODE:

THESE PLANS ARE DRAWN AND REFERENCES TO ;

1. 2008 NATIONAL GREEN BUILDING STANDARD (NGBS) WITH 2011 AMENDMENTS
2. 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH 2020 SUPPLEMENTS & AMENDMENTS
3. 2017 EDITION OF THE NATIONAL ELECTRICAL CODE
4. 2018 INTERNATIONAL BUILDING CODE (IBC) WITH 2020 AMENDMENTS
5. 2018 INTERNATIONAL FIRE CODE (IFC)
6. 2018 INTERNATIONAL FUEL GAS CODE (IFGC) WITH 2020 AMENDMENTS
7. 2018 INTERNATIONAL GREEN CONSTRUCTION CODE
8. 2018 INTERNATIONAL MECHANICAL CODE (IMC) WITH 2020 AMENDMENTS
9. 2018 INTERNATIONAL PERFORMANCE CODE FOR BUILDINGS AND FACILITIES
10. 2018 INTERNATIONAL PLUMBING CODE (IPC) WITH 2020 AMENDMENTS
11. 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS, WITH 2020 AMENDMENTS

ARCHITECTURAL SYMBOLS LEGEND



Sheet List	
Sheet Name	Sheet Number
COVER SHEET	A-0.0
GENERAL NOTE & DESIGN DATA	A-1.0
EXISTING FLOOR PLAN	A-2.0
EXISTING ELEVATION	A-2.1
DEMOLATION PLAN	A-3.0
PROPOSED FLOOR PLAN	A-4.1
PROPOSED ELEVATIONS	A-4.2
PROPOSED ELEVATION	A-4.3
BUILDING SECTION-1 & 2	A-6.0
PROPOSED ROOF PLAN	A-7.0
FIRST FLOOR ELECTRICAL PLAN	E-1.0
PLUMBING DESIGN	P-0.0
FOUNDATION PLAN & DETAILS	S-1.0
TYPICAL FRAMING DETAILS	S-2.0

Roger & Missy Jones

12118 Riggs Rd. Independence
KY 41051

VICINITY MAP

PROJECT LOCATION

1 3D VIEW FRONT

2 3D VIEW REAR

GENERAL NOTES:

MINIMUM INSULATION VALUES:
A. R-21 EXTERIOR WALLS (BATTS OR CLOSED CELL FOAM)*
B. R-49 ROOF AREAS (BLOWN/BATTS/OR CLOSED CELL FOAM)
C. R-49 CATHEDRAL ROOF AREAS (BLOWN/BATTS/ OR CLOSED CELL FOAM)
D. R-30 CANTILEVERS AND FLOOR OVER
E. R-16 CRAWL WALLS (RIGID INSULATION)

WHERE NECESSARY OR AS DIRECTED BY CONTRACTOR, PROVIDE EXTRUDED POLYSTYRENE IN LIEU OF BATT INSULATION, BEHIND, BENEATHER, OR ADJACENT TO PLUMBING, MECHANICAL, AND ELECTRICAL SUPPLIES, RETURNS, AND OTHER DISTRIBUTION LINES AND FIXTURES TO ENSURE MINIMUM INSULATION VALUES ARE STRICTLY ADHERED TO IN ALL LOCATIONS. IN ALL INACCESSIBLE OR ENCLOSED AREAS OR AREAS THAT MAY BE INACCESSIBLE OR MAY BE ENCLOSED, PLACE EXTRUDED POLYSTYRENE INSULATION IMMEDIATELY PRIOR TO PLACING THE PLUMBING, MECHANICAL, AND ELECTRICAL RUNS.

INSULATE ALL CANTILEVERED FLOORS WITH BATT INSULATION AND SHEATH UNDERSIDE WITH HARDBOARD OVER APPROVED VAPOR BARRIER.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSUE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS IN ACCORDANCE WITH ASSE/ANSI 1016 OR CSA B125. THE HIGH LIMIT STOPS SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM 120f PER 2021 IRC SEC. P2708.3

CONCRETE TILES AND ASPHALT SHINGLES SHALL HAVE THE MIN. NUMBER OF FASTERNERS REQUIRED BY MANUFACTUERER.

STAIR CONSTRUCTION
A. 7-3/4" RISERS MAX. (NOT TO VARY MORE THAN 3/8")
B. 10" TREADS MIN.
C. WIDTH - NOT LESS THAN 36" CLEAR
D. HEADROOM - NOT LESS THAN 6'-8" CLEAR TO ALL OBSTRUCTIONS.
E. HANDRAILS - BETWEEN 34" TO 36" A.F.F. DIMENSION SHOULD BE BETWEEN 1 1/2" - 2" DIAMETER, W/ INTERMEDIATE BALUSTERS/RAILS PER "G" BELOW.
F. GUARDRAILS - NOT LESS THAN 36" A.F.F. AND BALUSTERS CONSTRUCTED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH (EXCEPT WHERE AT THE OPEN SIDE OF A STAIR, +34" - +38", SEE "G" FOR BALUSTERS.
G. INTERMEDIATE BALUSTERS/RAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4-3/8" IN DIAMETER CANNOT PASS THROUGH, EXCEPT AT TRIANGULAR AREAS FORMED BY A RISER AT THE BOTTOM OF A GUARD, SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
H. INTERMEDIATE LANDING MUST EQUAL STAIR WIDTH WHERE STAIR RUN CHANGES DIRECTION.

PROVIDE 36" MINIMUM CLEAR SPACE FOR ALL LANDINGS @ EXTERIOR DOORS.

ANY STAIR WITH ENCLOSED USABLE SPACE UNDERNEATH SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

MINIMUM CORRIDOR WIDTH IS TO BE 36" CLEAR.

PROVIDE FLOOR, WALL, ROOF AND FIRE BLOCKING PER R302.11 & R302.12

FIRESTOP ALL POCKET DOORS AND FLUES PER R302.11 & R302.12

SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTUERE'S INSTRUCTIONS AND PER CODE. LINK THE AUDIO SIGNAL TO ALL UNITS.

IN BATHROOMS CONTAINING A BATHTUB OR SHOWER OR COMBINATION THEREOF, LAUNDRY ROOMS AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE IS TO BE PROVIDED.

IN BATHROOMS THAT ONLY CONTAIN A WTER CLOSET OR LAVATORY OR COMBINATION THEREOF AND SIMILAR ROOMS THAT DO NOT HAVE NATURAL VENTILATION, A MECHANICAL RECIRCULATING FAN IS TO BE PROVIDED.

WHERE RECESSED LIGHT FIXTURES ARE ADJACENT TO COMBUSTIBLE INSULATION, PROVIDE CLEARANCES PER CODE.

SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE IN ACCORDANCE WITH I.R.C. REQUIREMENTS.

ALL WINDOWS ARE TO BE WEATHER-STRIPPED AND DOUBLE GLAZED. FRAME MATERIAL PER GC.

ALL EXTERIOR DOORS AND WINDOWS LEADING TO UNHEATED AREAS, ABOVE GRADE, ARE TO BE WEATHER STRIPPED.

GALVANIZED DOWNSPOUTS TO HAVE 5'-0" ADJUSTABLE EXTENDERS OR PER LOCAL CODES. DISTANCE FROM END OF EXTENDER TO ADJACENT PROPERTY LINE SHOULD BE 3-5 FEET. EXTENDERS SHOULD BE 4" IN DIAMETER OR EQUIVALENT. PROVIDE EXTENDERS UNLESS OTHERWISE NOTED AS SPLASHBLOCKS ON SITE PLAN, THEN PROVIDE SPLASHBLOCKS ONLY.

PROVIDE THERMOPLY OR APPROVED EQUIVALENT AIR BARRIER AT VERTICAL EXTERIOR (COLD) SIDES OF ALL TUB ENCLOSURES, BUILT-INS, BETWEEN JOISTS/RIM BOARDS, AND TRUSS STEPS, ALL BATT INSULATION SHALL HAVE FULL ENCLOSURE, EXCEPT ATTICS.

ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER FLASHING ITEMS AS INDICATED AND AS REQUIRED TO MAKE COMPLETED WORK WATERPROOF. FLASHING SHALL BE BRAKE FORMED TO SHARP LINES AND FITTED TO DETAILS. FLASH AND COUNTERFLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND LOOKOUTS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH MANUFACTUERE'S APPROVED METHODS AND MATERIALS WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES.

PROVIDE DAM PROOFING OF ALL FOUNDATIONS PER SOILS REPORT AND/OR IRC SPECIFICATIONS.

SLOPE ALL CONCRETE EXTERIOR FLATWORK 1/4" PER FOOT (MIN) AWAY FROM THE STRUCTURE TO PROVIDE PROPER DRAINAGE.

T.O. FOUNDATION ELEVATIONS FOR HOUSE SHALL BE VERIFIED IN FIELD BY G.C. PRIOR TO CONCRETE POUR. SET T.O. FOUNDATION SO THAT FINISH GRADE CAN SLOPE AWAY @ 10% FOR 10 FEET FROM FOUNDATION OR TO PROPERTY LINE, OR PER SOILS REPORT. VERIFY THAT EXTERIOR MATERIALS OTHER THAN MASONRY/CONCRETE WILL BE 8" ABOVE FINISH GRADE, OR PER LOCAL CODES. WHERE CONCRETE PORCH, PATIO, OR DRIVE IS LESS THAN 8" BELOW T.O. FOUNDATION, PROVIDE FLASHING/WTERPROOFING PER CODE. SITE PLAN IS PROVIDED FOR COMPLIANCE WITH ZONING ORDINANCES ONLY. GC. IS SOLELY RESPONSIBLE FOR SITE DRAINAGE.

RA DESIGN & ENGINEERING

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
COVER SHEET

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence
KY 41051

DRAWN BY:	
SA	
CHECKED BY:	
SA	
DATE	
11/26/2024	
SCALE	
As indicated	
SHEET	
A-0.0	

CONSTRUCTION SPECIFICATIONS & NOTES

GENERAL NOTES:

1) All work shall conform to the minimum standards of the 2018 IRC, any other regulating agencies which have authority over any portion of the work, and the codes and standards listed in these notes and specifications. All specifications noted shall be the latest approved revision or edition. The General Contractor shall review and approve all shop drawings prior to submitting them to the Designer or Engineer. A reviewed copy of all shop drawings shall be kept at the construction site for reference. The shop drawing review shall not relieve the General Contractor of any responsibility for completion of the project according to the contract documents.

2) Structural drawings and specifications represent the finished structure, not the method of construction. The General Contractor shall be responsible for all measures necessary to protect the structure during construction. These measures include, but are not limited to bracing, shoring, etc. Shoring & bracing shall remain in place until all permanent members are in place and connections complete. Observation visits to the site by the Engineer or his representative shall not include inspection of these items.

3) Construction materials shall be spread out if placed on framed floors or roof. Loads shall not exceed the design live load per sq. ft. Provide adequate shoring or bracing where structure has not attained design strength.

4) It shall be the responsibility of the General Contractor to coordinate with all trades, & all items that are to be integrated into the structural system.The civil, structural, mechanical, plumbing, and electrical drawings are supplementary to the architectural drawings. it shall be the responsibility of the contractor to check with the architectural drawings before proceeding withinstallation of civil, structural, mechanical, plumbing, and electrical work. should there be any discrepancies between the architect's and the consulting engineer's drawings and specifications that would cause a conflect. It shall be corrected by the contractor at his expense and at no additional expense to the owner or architect. It is the responsibility of the contractor to examine all conditions prior to submitting bids or commencing with construction. Discrepancies in the drawings or between the drawings and actual field conditions shall be reported to the architect and to the owner.

5) See Architectural drawings for the following: (U.N.O.)
- -Size and location of door, window, floor, and roof openings.
- -Size and location of all interior and exterior non-bearing partitions
- -Size and location of all curbs, drains, depressed areas, slopes, changes in level, grooves, chamfers, inserts, etc.
- -Floor and roof finishes.
- -Dimensions not shown on structural drawings.

6) See Mechanical and Electrical drawings for the following (U.N.O.)
- -Pipe runs, sleeves, trenches, hangers, wall and slabs, openings, etc.
- -Electrical conduits, boxes, and outlets in walls and slabs.
- -Concrete insert requirements for mechanical and electrical.
- -Size and location of machine or equipment bases, anchor bolt requirements, etc.

7) Openings larger than 6" shall not be placed in slabs, decks, walls, etc., unless specifically detailed on the structural drawings. Notify the Structural Engineer when drawing by others who above conditions located in structural members.

8) The engineer shall be notified forty-eight hours in advance prior to any of the following:
- -Placing any concrete.
- -Closing any forms.
- -Grouting any masonry.
- -Completing the nailing of any sheathed wall or deck.
- -Completing the welding of steel decking.

9) Observation visits by the Engineer or his representative shall neither be construed as inspection nor approval of construction.

10) All symbols and abbreviations used on the plans are considered to be construction standards. if the contractor has questions regarding abbreviations of thier exact meaning, the architectect shall be notified for clarification.

11) Details marked shall apply in all cases unless specifically indicated otherwise.

12) All rubbish and debris resulting from demolition and/or new work shall be recycled and/as disposed of off-site and shall not be allowed to accumulate.

13) Offset studs where required so that finish wall surface will be flush. If structural panels are required on a wall plane, the entire wall plane shall be furred or finished flush.

14) Install metal corner beads at all exposed wallboard edges. Install casing beads wherever wallboads, plaster, ect. abuts a dissimilar finish matterial and provide sealant as required.

15) Contractor shall provide and install all stiffeners, bracing, back-up plates, and supporting brackets required for the installation of all casework, stair railing, toilet accessories, partitions, and of all mounted or suspended mechanical, electrical, or misc. equipment.

16) Door sizes shown on plan are opening sizes. allowance for thresolds, ect., shall be taken off the doors. Doors and frames shall be reinforced, where required for closures, stops and hardware.

17) All doors shall be provided with a seal, astral, or baffle at the head and sill to prevent air leakage

18) All construction shall be preformed in accordance with the state construction safety regulations.

19) All gypsum wall board required by IRC R702.3

20) Pools, spas, wall fences, patio covers, retaining walls, and other freestanding structures require separate review and permits.

21) All "or equal" substitutions must be submitted to, and approved by the city building official prior to installation of the time.

22) Developer/contractor/ owner resonsible for the verification of existing curb location from the property line.

23) A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, and/or floor) and ducts outside the conditioned spaces; U-factors of windows and the solar heat gain coefficient of windows. The type and efficiency of heating, cooling and service water heating equipment shall also be listed. 2015 IECC w/ GA Amendments

24) Fire block stud spaces at soffits, floor and ceiling joist lines, at 10' vertically and horizontally, and at any other locations not specifically mentioned which could afford passage for flames, Per IRC R302.11

25) All plumbing installations shall comply with 2018 IRC

26) All mechanical installations shall comply with 2018 IRC

CONCRETE:

1) All phases of work pertaining to the concrete construction shall conform to the 'Building Code Requirements For Reinforced Concrete' (ACI 318) and the 'Specifications for Structural Concrete For Buildings' (ACI 301) latest approved editions, with modifications as noted in the drawings or specifications.

2) Concrete mixes shall be designed by a qualified testing laboratory and approved by the Structural Engineer. All concrete in contact with the earth shall contain Type I Portland cement unless noted otherwise (U.N.O.). All concrete shall be air entrained by 6% = -1%.

3) Calcium chloride shall not be used.

4) Concrete shall have the following minimum compressive strengths within 28 days after placement (UNO):

Footings	3,000 psi
Foundations	4,000 psi
Interior Flatwork	4,000 psi
All Exterior Concrete	4,000 psi

5) Maximum concrete slump shall not exceed four inches.

6) All concrete shall be thoroughly cured according to ACI recommendations. Follow ACI 306R "Cold Weather Concreting" and ACI 305 "Hot Weather Concreting" for all concrete and masonry work when required by current weather conditions.

7) Conduits and pipes embedded in concrete shall conform to the requirements in Section 1906.3 of Volume, II, ICC Code.

8) No aluminum or product containing aluminum or any metal injurious to concrete shall be embedded in concrete.

9) Interior concrete slabs-on-grade shall be a minimum of 4 inches in thickness UNO, with sawn or preformed joints at maximum 20 foot dimensions each way. Exterior concrete slabs-on-grade shall have construction joints at not more than 10 to 12 feet on center each way. Sawn joints shall be 1/4 slab thickness in depth and shall be cut as soon as surface allows and not more than 12 hours after concrete placement. Construction joints shall be made and located as to least impair the strength of the structure and shall be approved by the Architect/Engineer. Provide 2" x 4" keyway in all vertical and horizontal joints. All reinforcing bars shall be continuous through joints (UNO).

10) Clear coverage of concrete over outer reinforcement bars shall be as follows: (UNO)
- -For concrete placed directly against earth, 3" cover
- -For concrete surfaces exposed to weather, 1 1/2" cover.
- -For concrete surfaces exposed to ground after removal of forms, 2" cover
- -For concrete surfaces exposed to ground or weather: slabs and walls, 3/4" cover; joists or waffle beams, 1" cover; beams, piers, and columns, 1 1/2" cover.

11) Where concrete girths, beams, or walls are continuous around a corner, add corner bars to lap 40 bar diameters from each direction. Reinforcing bars in the interior faces shall extend to within 2" of the outer face and shall terminate in a standard hook or bend.

12) Reinforce all concrete walls as follows: (U.N.O.)

Thickness	Horiz. Reinf.	Vert. Reinf.
6" wall	#4 at 16" o.c.	#4 at 18" o.c.
8" wall	#5 at 15" o.c.	#4 at 18" o.c.
10" wall	#5 at 12" o.c.	#4 at 16" o.c.
12" wall	#4 at 16" o.c. - e.f.	#4 at 18" o.c. - e.f.
14" wall	#5 at 18" o.c. - e.f.	#4 at 18" o.c. - e.f.

13) Place vertical steel in center of wall except 12 in. and larger, then place one curtain of steel at each wall face (e.f.)

14) Reinforcing around openings in concrete walls, unless otherwise noted and in addition to the regular wall reinforcement, to be at least one #5 horizontal bar for each 5" of wall thickness or fraction thereof with a minimum of (2) #5 bar placed 2" above the opening. The minimum depth of wall (in inches) over the opening shall be 1/2 times the span of the opening (in feet) or 12", whichever is greater. At the sides and across the bottom of openings, add two #5 bars that extend 24" beyond the corners of the opening.

15) Bars shall never be smaller than scheduled wall reinforcing. Reinforcing dowels from the footings shall be the same size and spacing as the vertical reinforcement in the wall above. Run dowels 40 bar diameters into wall and same into footings. Position dowels before placing concrete.

16) Around openings in concrete slabs, unless otherwise scheduled, add reinforcing equivalent to bars cut by opening. The bars parallel to the main reinforcement shall run the full length of the span. The bars parallel to the temperature steel shall run 40 bar diameters each way beyond the opening.

17) Provide expansion joints in curb and gutter at 40' on center and at each end of a radiused curb with contraction joints at 10' on center

18) See civil plans for ground elevations, pad elevations, corner elevations, and natural grade.

19) See soils report as prepared by engineer for additional req's during construction

WOOD CONSTRUCTION:

1) All phases of work pertaining to wood framing or wood construction shall conform to the requirements of the 2018 IRC,

2) All wood beams, joists and columns shall be #2 Douglas Fir (d.f.) grade lumber or better (U.N.O.) Micro-lam beams shall have a minimum allowable bending stress of 2,600 psi.

3) All glue laminated timber members shall have the following minimum stress grade lumber:
1. Bending = 2400 psi
2. Tension = 1200 psi
3. Shear = 190 psi
4. Compression parallel to grain = 1650 psi

4) Glue laminated structural members shall conform to the U.S. Department of Commerce Commercial Standard PS-56 and "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION".

5) All structural plywood shall be Structural I or Structural II grade.

6) All plates or other lumber in contact with concrete or within 6" of earth shall be Foundation redwood all marked or branded by the Redwood Inspection Service or pressure treated for moisture protection.

7) Floor joists shall have all blocking, bracing, bridging, and etc. as recommended by the IRC and the manufacturer.

8) Horizontal edges of wall sheathing shall be blocked with 2" nominal blocking. Edges of floor and roof sheathing shall be blocked and nailed as indicated on drawings.

9) Trusses and/or web joists shall have all blocking, bracing, bridging, and etc. as recommended by the manufacturer.

10) Walls shall run continuous between horizontal support points, unless adequate approved bracing is provided.

11) Nails or other approved sheathing connectors shall be driven flush but shall not break the surface of the sheathing. REQUIRED MINIMUM NAILING SCHEDULE:
(see 2018 IRC Table 602.3(1)

Stud to plates.....toenail 4-8d or end nail
2-16d
Roof blocking.....toenail 5-8d nails or 1-A35
Double top plates.....face nail 16" o.c. staggered
1-16d
Double top plates Lap Splice.....face nail 8-16d nails
Double studs.....face nail 16d @ 24" o.c.
Corner stud and angles.....16d @ 24" o.c.
Rim joist to sill.....toenail 16d @ 6" o.c.
Joist to sill or girders.....2-10d nails
Double sole plates together.....face nail 16d @ 8" o.c.
Bridging to joist.....2-8d toenailed at each end
Plywood to roof joists, trusses or studs - see nailing schedule

12) Fire and drafts stops shall be provided throughout as required per IRC R302.12

FOUNDATIONS:

1) Footings are designed based on a soil bearing capacity of 1500 psf.

2) The contractor shall provide for the design and installation of all cribbing, sheathing, and shoring required to safely and adequately retain any excavations.

3) Footings shall be placed on undisturbed soil or structural fill. Excavations for footings are to be approved by the Geotechnical Engineer prior to placement of concrete or reinforcing. The Contractor shall give the Geotechnical Engineer 48 hrs notice for site observations. The Geotechnical Engineer shall submit letter of compliance to the Owner and the Structural Engineer. All retaining walls, building walls, pits, etc. must have attained their design strength and/or support prior to backfilling. Exception - if bracing is to be used to support walls and etc. for early backfilling, contractor is responsible for design, permits and installation of such bracing.

4) Excessive wetting or drying of the foundation excavation and the floor slab areas should be avoided during construction.

5) All fill supporting concrete slabs, footings, or etc. shall be moistened and compacted to at least 95% of the maximum dry density as determined by ASTM D-1557 (Modified Proctor). All other fill shall be compacted to a minimum relative compaction of ninety (90) percent of maximum dry density. Compaction testing shall be performed by an approved testing agency and the results submitted to the Structural Engineer. Sufficient field density tests shall be performed to certify building pads as conforming to the specifications.

6) Rebar inspections for foundation walls over 8' high, forms are not to be installed on one side until after the rebar has been inspected and approved.

SPECIFICATIONS & NOTES

GENERAL NOTES:

1) The contractor shall verify all dimensions & site conditions prior to starting construction. Contractor shall verify verify sizes and locations of all mechanical and electrical pads and bases as well as power or water and drain installations with equipment manufacturers before proceeding with work. changes to accommodate field conditions or substitutions shall be made without additional charge to owner. During construction, the contractor shall field verify all dimensions prior to fabrication or construction in any area. Samkins Construction Inc shall be notified of any discrepancies or inconsistencies. All omissions or conflict between the various elements of the working drawings &/or specifications shall be brought to the attention of Samkins Construction Inc &/or the structural engineer before proceeding with any work involved. In case of conflict, follow the most stringent requirements as directed by Samkins Construction Inc & the engineer without any additional cost to the Owner.
DO NOT SCALE THE WORKING DRAWINGS!

2) The typical details shall be used wherever applicable unless otherwise noted on the drawings. Notes and details on drawings shall take precedence over general notes, typical details, & specifications.

3) The contractor shall investigate the site during clearing, excavation & other earth work operations for filled excavations, buried structures or unnatural soil conditions. If any of these conditions are found, Samkins Construction Inc & the geotechnical engineer shall be notified immediately.

4) All construction work shall conform to the minimum standards of locally approved building codes & regulations.

5) Contractor shall be responsible for safety & protection & all rubbish and debris resulting from demolition an/or new work shall be recycled and/or disposed of off-site and shall not be allowed to accumulate.

6) Observation visits to the site by Samkins Construction Inc shall neither be construed as inspection nor approval of construction.

7) All fill and back fill shall be compacted to a minimum of 95% of maximum relative density for building construction and 90% for general site work.

8) Grading shall allow for positive drainage (2 percent minimum) away from the building, other footings & foundations, drives, & sidewalks. All downspouts shall drain onto 3 foot long splashblocks sloping away from foundations or into approved storm drain system.

9) All bearing earth to be undisturbed earth or compacted fill. The area on which the fill is placed must be frost-free. The fill shall then be placed in layers not to exceed 8 inches in depth & compacted. All fill & backfill shall be compacted to a minimum of 95% of maximum relative density as per ASTM D depth & compacted. All fill & backfill shall be compacted 1557-78 at optimum moisture.

10) The structure is not stable until all diaphragms, shear walls & associated connections have been made. It is the responsibility of the contractor to design & install all required temporary bracing and shoring. Do not backfill walls until floor at top of walls is in place or adequate temporary bracing is provided.

11) All symbols and abbreviations used on the plans are considered to be construction standards. if the contractor has questions regarding abbreviations of thier exact meaning, the architectect shall be notified for clarification.

12) Minimum headroom clearance at stairs shall be 6'-8" measured vertically from a plane parallel and tangent to the tread nosing to the soffit above at all points.

13) Provide tempered glass as required by IRC code and by other applicable codes.

14) Mechanical ventilation for toilet compartments, bathrooms, and laundry rooms shall be capable of providing 5 air changes per hour per IRC R303.4

15) Where garage doors with springs occur, the following shall apply: Springs shall be permanently identified, and indicate the maximum recommended stretch. Both springs and containment devices shall bear information stating that they have manufactured in accordance with requirements of the State department of housing and community development.

16) Showers shall be finished to a min. of 72" above drain with surface materials not adversely affected by moisture per IRC P2709. See plans for actual plans.

17) Lighting fixtures in closets are to be a minimum of 18" from shelves.

18) All water heaters shall be provided with seismic straps per IRC P2801.8

19) Pools, spas, wall fences, patio covers, retaining walls, and other freestanding structures require separate review and permits.

20) All "or equal" substitutions must be submitted to, and approved by the city building official prior to installation of the time.

21) Note that all insulation materials shall have a flame-spread rating not to exceed 25 and a smoke density not to exceed 450. IRC R302.9

22) Provide anti-scalding valves at showers and tubs/showers.

23) Developer / Contractor / owner responsible for the verification of existing curb location from property line.

WOOD:

1) All wood beams, joists, and columns shall be #2 Douglas Fir (d.f.) grade lumber or better (U.N.O.)

2) Truss loads shall be as indicated of drawings &/or as shown in structural engineering calculations. Trusses shall be designed for a maximum total load deflection of 1/240 & a maximum live load deflection of 1/360.

3) All truss members shall be #2 Douglas Fir or better.

4) Provide panel joints at all bearing walls and point loads.

5) No joint shall have more than 1/16" average gap between bearing surfaces. All lumber at plates shall be a complete section with no knots or wanes.

6) All trusses are to be engineered by the truss fabricator. Shop drawings are to be submitted to the structural engineer for each truss type. All trusses shall be designed by a registered professional engineer & the Shop drawings must be stamped by the engineer.

7) Truss shop drawings shall include the following:
- A. ICC & C&R 9 certification indicating the allowable plate loads.
- B. Duration factors or stress reduction factors used in the design of the lumber and plates.
- C. Top and bottom chord design loads in psf.
- D. Truss configuration showing lumber species and grades used together with plate size, gauge and location.
- E. Engineer's stamp and signature.
- F. Name and trademark of plate manufacturer, the truss fabricator, and the project name and address.
- G. Computed mid-span deflection for total load and live load.
- H. Forces in each member and indication of whether the member is in tension or compression.

No wood shall be nearer than 8" to earth unless separated by concrete at least 3" in thickness with an impervious membrane installed between the earth and the concrete. This includes decks and siding. Per IRC R317

CONCRETE & REINFORCING:

1) Before concrete is poured, check with all trades to insure proper placement of all openings, sleeves, curbs, conduits, bolts, inserts, etc. relating to work.

2) All reinforcement bars shall be securely anchored to the forms. The minimum spacing of reinforcing bars from surface shall be as follows:
- A. Poured against the earth - 3 inches
- B. Walls - 2 inches
- C. Beams and Columns - 1-1/2 inches
- D. Slabs - 1-1/2 inches

3) All exposed to view concrete shall be stoned smooth while green, or as directed by Inouye Design. No grout plaster shall be permitted.

4) Hardrock aggregates shall conform to ASTM C-33. Their maximum size shall be 3/4" except 1-1/2" may be used for footings.

5) All dowels shall have at least 30 bar diameter embedment. Provide corner bars at ll intersecting corners. Use same size bar & spacing as horizontal wall reinforcing.

6) Formwork not supporting weight of concrete, such as sides of beams, walls columns, & similar parts of the work, may be removed after cumulatively curing at not less than 50 degrees F for 24 hours after placing concrete provided concrete is sufficiently hard to not be damaged by form removal operation, & provided curing & protection operations are maintained.

Formwork supporting weight of concrete, such as beam soffits, joints, slabs & other structural elements, may not be removed in less than 14 days or until concrete has attained 75% of its design minimum compressive strength at 28 days.

Support form facing materials with structural members spaced sufficiently close to prevent deflection. Fit forms placed in successive units for continuous surfaces to be accurately aligned free from irregularities & within allowable tolerances.

7) All concrete shall be properly vibrated in place using internal vibrating rods.

8) Protect freshly placed concrete from premature drying & excessive temperature as per ACI 318 & maintain without drying at a relatively constant temperature for a period of time necessary for hydration of cement & proper hardening.

9) Cold weather curing & protection requirements for concrete shall conform to the requirements of 2018 IRC section R402.2. When depositing concrete at freezing temperature or below, the concrete mix shall have a temperature of at least 50 F but not more than 80 F. The concrete shall be maintained at a temperature of not less than 50 F & in a moist condition for not less than 7 days after placing or as directed by the structural engineer. The use of chemicals or additives to prevent freezing will not be permitted.

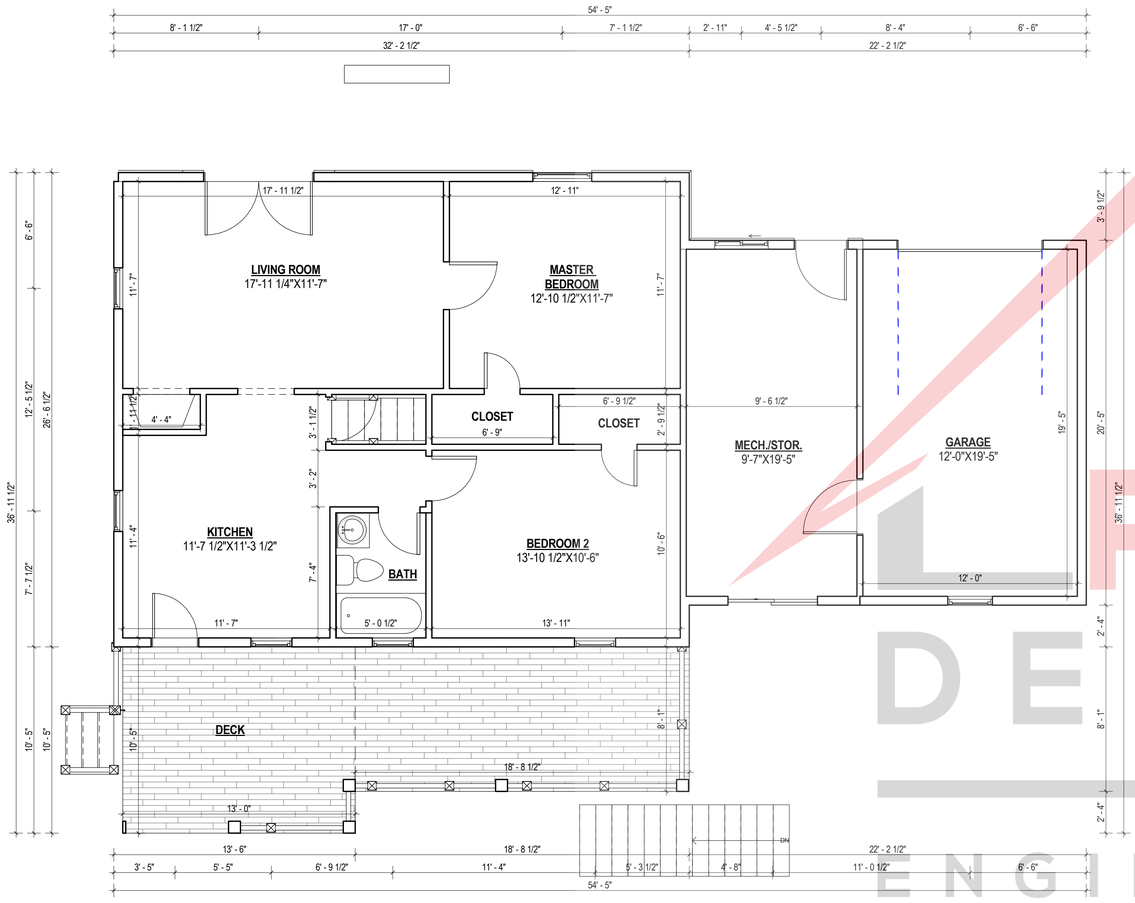
NO.	DESCRIPTION	BY	DATE

SHEET TITLE: GENERAL NOTE & DESIGN DATA

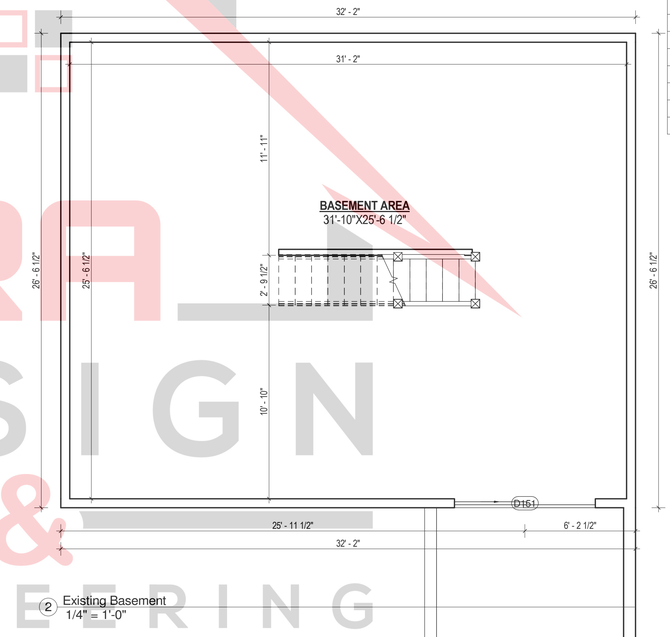
DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence KY 41051

DRAWN BY:	
SA	
CHECKED BY:	
SA	
DATE	11/26/2024
SCALE	1/4" = 1'-0"
SHEET	A-1.0



1 Existing First Floor Level
1/4" = 1'-0"



2 Existing Basement
1/4" = 1'-0"

WALL ASSEMBLIES

ITEM	DESCRIPTION
	EXTERIOR WALLS 2X6
	INTERIOR WALLS 2X4
	EXISTING WALL
	DEMOLATION WALL
	PROPOSED WALL

Door Schedule

Mark	Width	Height	Count	Description
CD2	3' - 3"	8' - 0"	1	
CD4	1' - 0"	7' - 0"	1	
CD5	1' - 0"	7' - 0"	1	
CD6	3' - 0"	7' - 0"	1	
CD7	3' - 0"	6' - 8"	1	SOLID DOOR
CD8	2' - 6"	7' - 0"	1	
CD9	2' - 6"	6' - 8"	1	
D139	2' - 4"	6' - 8"	1	INTERIOR SINGLE FLUSH
D140	2' - 6"	6' - 8"	1	
D141	2' - 0"	6' - 8"	1	
D142	2' - 0"	6' - 8"	1	
D143	2' - 6"	6' - 8"	1	
D144	2' - 8"	6' - 8"	1	INTERIOR SINGLE FLUSH
D145	6' - 0"	7' - 0"	1	
D146	2' - 10"	8' - 0"	1	
D147	8' - 0"	8' - 0"	1	GARAGE DOOR
D148	5' - 0"	8' - 0"	1	
D149	2' - 6"	6' - 8"	1	
D151	7' - 10 1/2"	7' - 0"	1	
D152	3' - 0"	8' - 0"	1	
D153	3' - 0"	6' - 8"	1	SOLID DOOR
D154	3' - 0"	6' - 8"	1	SOLID DOOR
D155	3' - 0"	6' - 8"	1	SOLID DOOR
D156	16' - 0"	8' - 0"	1	GARAGE DOOR
D158	8' - 0"	8' - 0"	1	GARAGE DOOR
D159	6' - 0"	7' - 0"	1	
D160	5' - 0"	7' - 0"	1	
D161	2' - 6"	6' - 8"	1	
D166	2' - 0"	6' - 8"	1	
D167	2' - 6"	7' - 0"	1	
D168	3' - 0"	6' - 8"	1	
D169	3' - 0"	6' - 8"	1	
D170	2' - 4"	6' - 8"	1	
D171	2' - 9 1/2"	8' - 0"	1	

Window Schedule

Type Mark	Width	Height	Count	Description
W18	2' - 0"	2' - 0"	2	
W72	5' - 0"	4' - 0"	1	
W162	4' - 0"	2' - 0"	1	
W168	3' - 0"	6' - 0"	9	
W198	2' - 6"	4' - 0"	1	
W203	3' - 0"	2' - 0"	1	
W204	2' - 3 1/2"	4' - 0"	3	
W205	3' - 3 1/2"	5' - 0"	1	
W206	2' - 3 1/2"	5' - 0"	2	

RA DESIGN & ENGINEERING

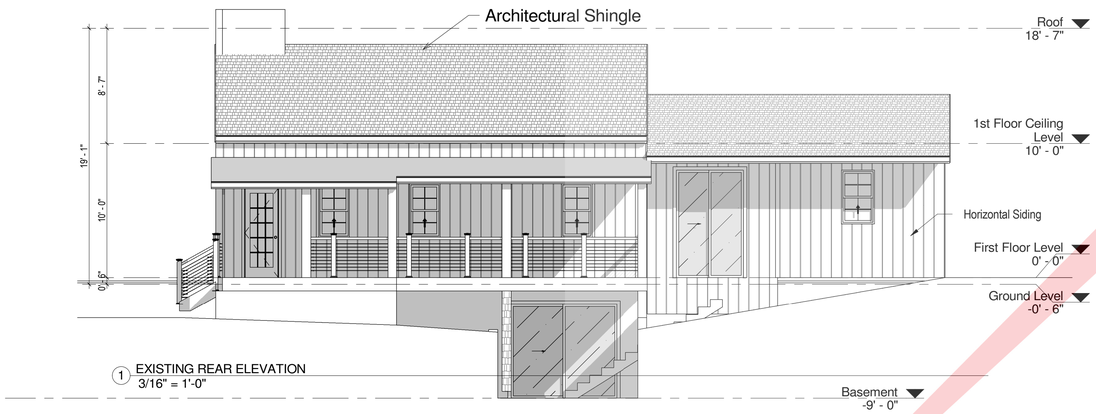
NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
EXISTING FLOOR PLAN

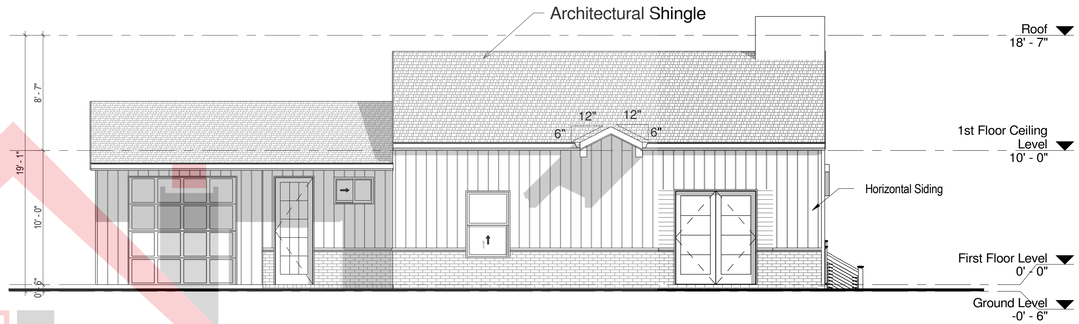
DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence KY 41051

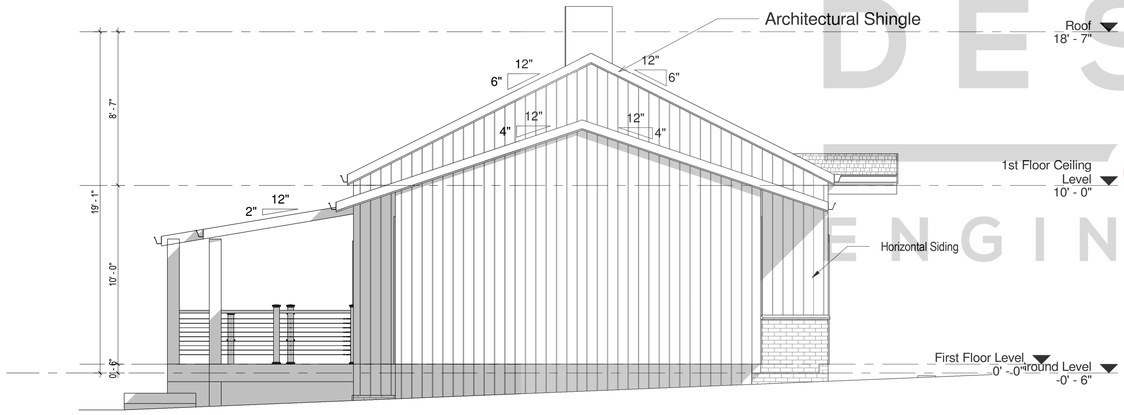
DRAWN BY:	
SA	
CHECKED BY:	
SA	
DATE	
11/26/2024	
SCALE	
1/4" = 1'-0"	
SHEET	
A-2.0	



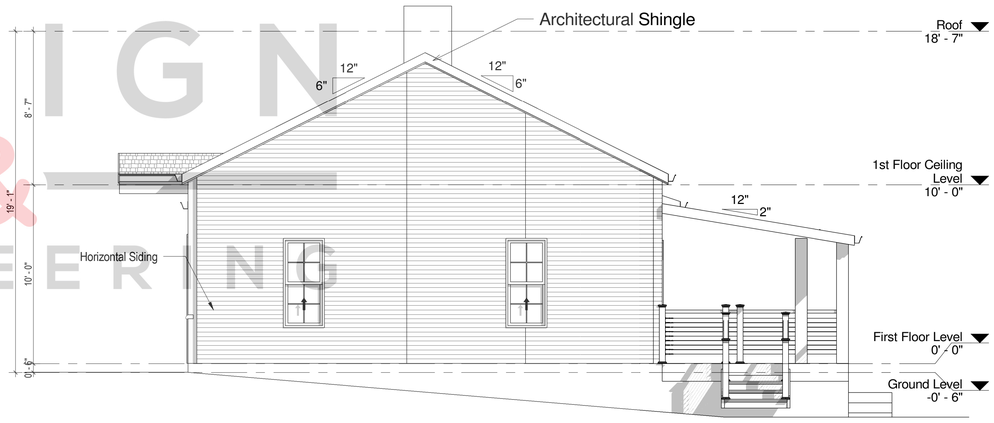
1 EXISTING REAR ELEVATION
3/16" = 1'-0"



4 EXISTING FRONT ELEVATION
3/16" = 1'-0"



2 EXISTING LEFT ELEVATION
1/4" = 1'-0"



3 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

RA DESIGN & ENGINEERING

NO.	DESCRIPTION	BY	DATE

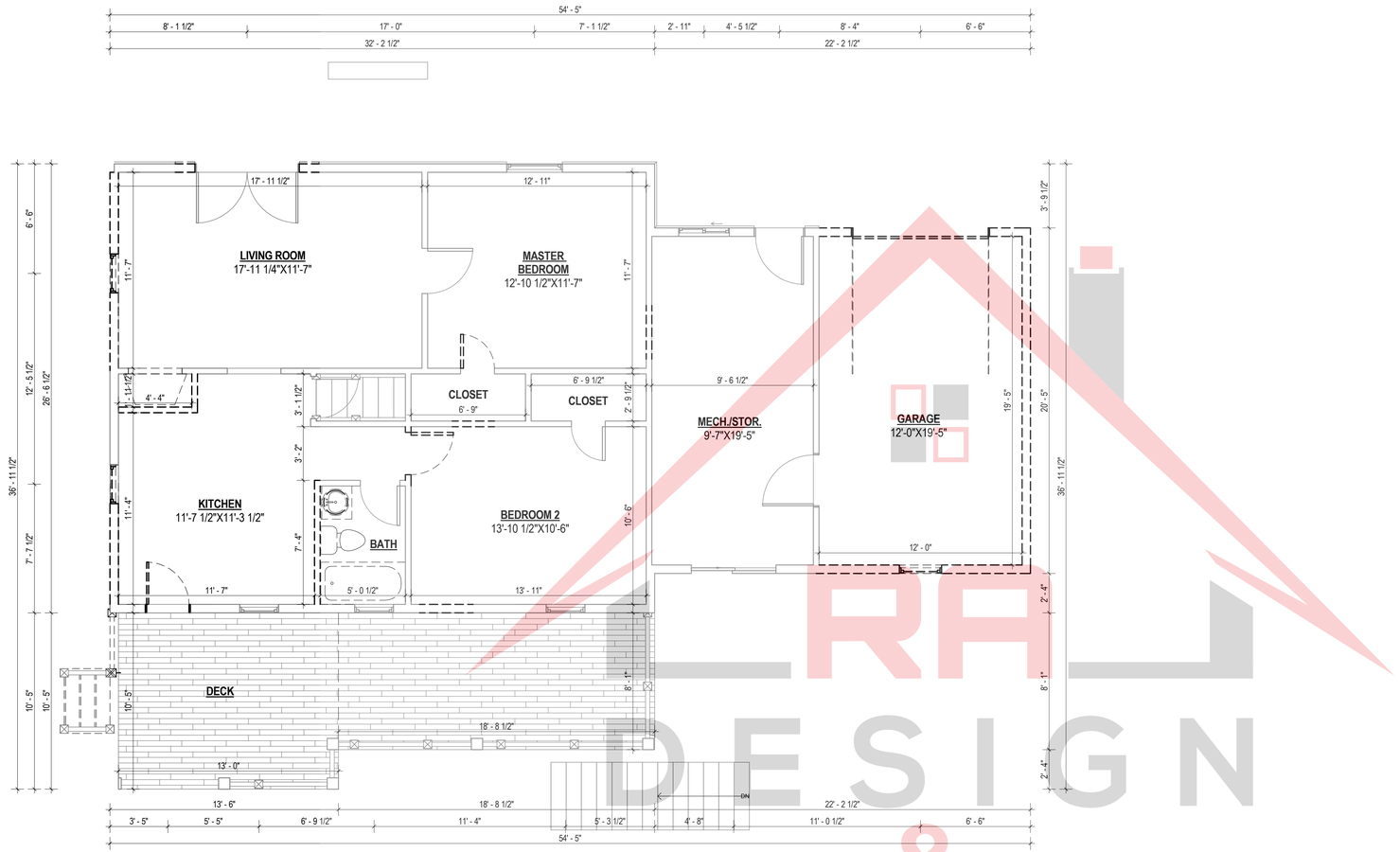
SHEET TITLE:
EXISTING ELEVATION

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence KY 41051

DRAWN BY:
SA
CHECKED BY:
SA

DATE
11/26/2024
SCALE
As indicated
SHEET
A-2.1



1 Demolation First Floor Level
1/4" = 1'-0"

WALL ASSEMBLIES

ITEM	DESCRIPTION
	EXTERIOR WALLS 2X6
	INTERIOR WALLS 2X4
	EXISTING WALL
	DEMOLATION WALL
	PROPOSED WALL

RA DESIGN & ENGINEERING

NO.	DESCRIPTION	BY	DATE

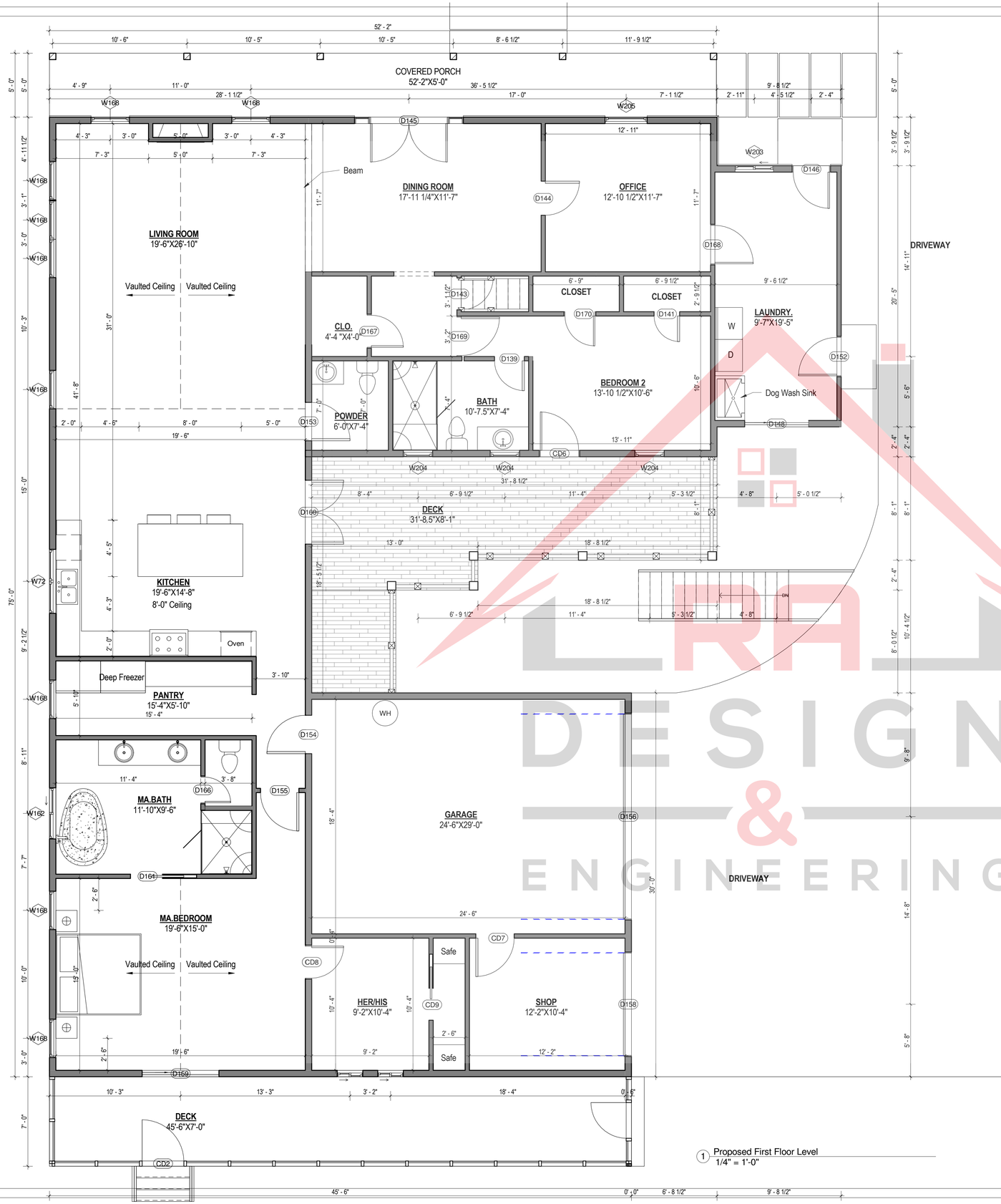
SHEET TITLE:
DEMOLATION PLAN

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence
KY 41051

DRAWN BY:
SA
CHECKED BY:
SA

DATE
11/26/2024
SCALE
1/4" = 1'-0"
SHEET
A-3.0



1 Proposed First Floor Level
1/4" = 1'-0"

Door Schedule				
Mark	Width	Height	Count	Description
CD2	3' - 3"	8' - 0"	1	
CD4	1' - 0"	7' - 0"	1	
CD5	1' - 0"	7' - 0"	1	
CD6	3' - 0"	7' - 0"	1	
CD7	3' - 0"	6' - 8"	1	SOLID DOOR
CD8	2' - 6"	7' - 0"	1	
CD9	2' - 6"	6' - 8"	1	
D139	2' - 4"	6' - 8"	1	INTERIOR SINGLE FLUSH
D140	2' - 6"	6' - 8"	1	
D141	2' - 0"	6' - 8"	1	
D142	2' - 0"	6' - 8"	1	
D143	2' - 6"	6' - 8"	1	
D144	2' - 8"	6' - 8"	1	INTERIOR SINGLE FLUSH
D145	6' - 0"	7' - 0"	1	
D146	2' - 10"	8' - 0"	1	
D147	8' - 0"	8' - 0"	1	GARAGE DOOR
D148	5' - 0"	8' - 0"	1	
D149	2' - 6"	6' - 8"	1	
D151	7' - 10 1/2"	7' - 0"	1	
D152	3' - 0"	8' - 0"	1	
D153	3' - 0"	6' - 8"	1	SOLID DOOR
D154	3' - 0"	6' - 8"	1	SOLID DOOR
D155	3' - 0"	6' - 8"	1	SOLID DOOR
D156	16' - 0"	8' - 0"	1	GARAGE DOOR
D158	8' - 0"	8' - 0"	1	GARAGE DOOR
D159	6' - 0"	7' - 0"	1	
D160	5' - 0"	7' - 0"	1	
D161	2' - 6"	6' - 8"	1	
D166	2' - 0"	6' - 8"	1	
D167	2' - 6"	7' - 0"	1	
D168	3' - 0"	6' - 8"	1	
D169	3' - 0"	6' - 8"	1	
D170	2' - 4"	6' - 8"	1	
D171	2' - 9 1/2"	8' - 0"	1	

Window Schedule				
Type Mark	Width	Height	Count	Description
W18	2' - 0"	2' - 0"	2	
W72	5' - 0"	4' - 0"	1	
W162	4' - 0"	2' - 0"	1	
W168	3' - 0"	6' - 0"	9	
W198	2' - 6"	4' - 0"	1	
W203	3' - 0"	2' - 0"	1	
W204	2' - 3 1/2"	4' - 0"	3	
W205	3' - 3 1/2"	5' - 0"	1	
W206	2' - 3 1/2"	5' - 0"	2	

WALL ASSEMBLIES

ITEM	DESCRIPTION
	EXTERIOR WALLS 2X6
	INTERIOR WALLS 2X4
	EXISTING WALL
	DEMOLATION WALL
	PROPOSED WALL

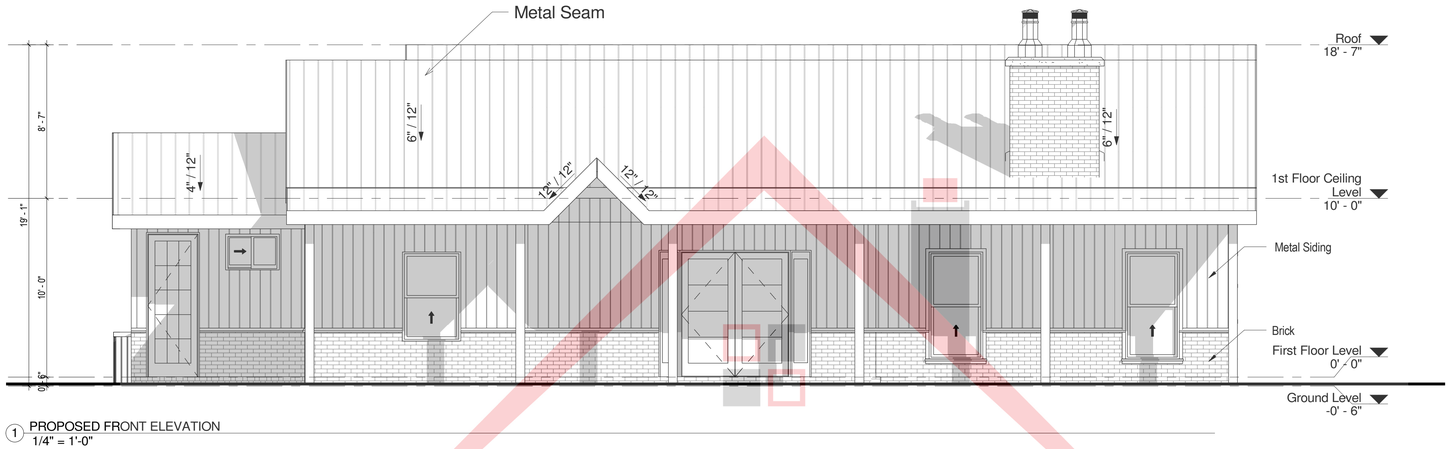
NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED
FLOOR PLAN

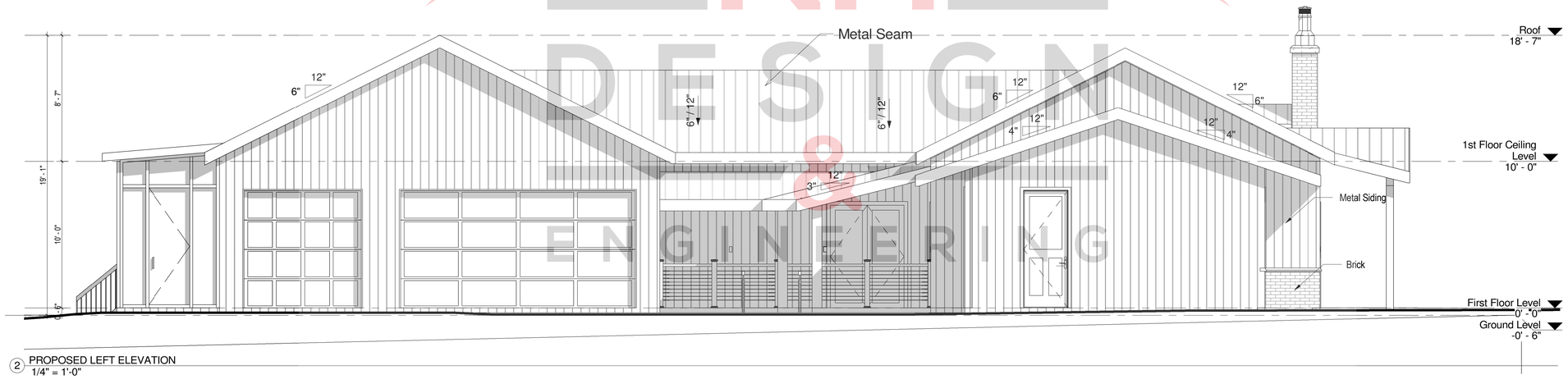
DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence
KY 41051

DRAWN BY:	
SA	
CHECKED BY:	
SA	
DATE	11/26/2024
SCALE	1/4" = 1'-0"
SHEET	A-4.1



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



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

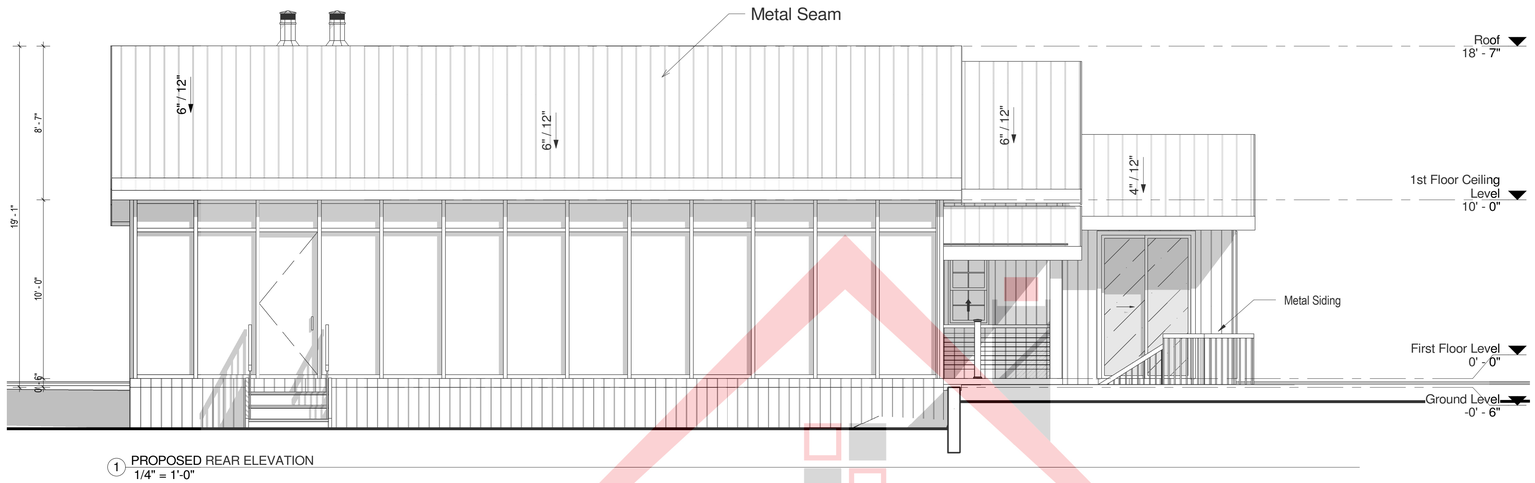
SHEET TITLE:
PROPOSED ELEVATIONS

DESIGN BUILD CONTRACTOR:

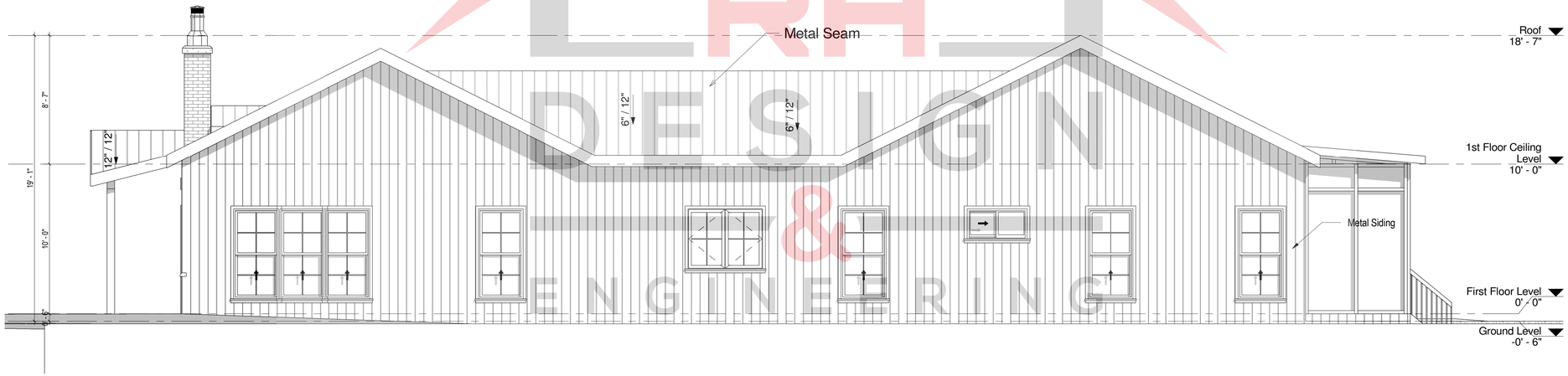
PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence KY 41051

DRAWN BY:
SA
CHECKED BY:
SA

DATE
11/26/2024
SCALE
1/4" = 1'-0"
SHEET
A-4.2



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

LRA DESIGN & ENGINEERING

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED ELEVATION

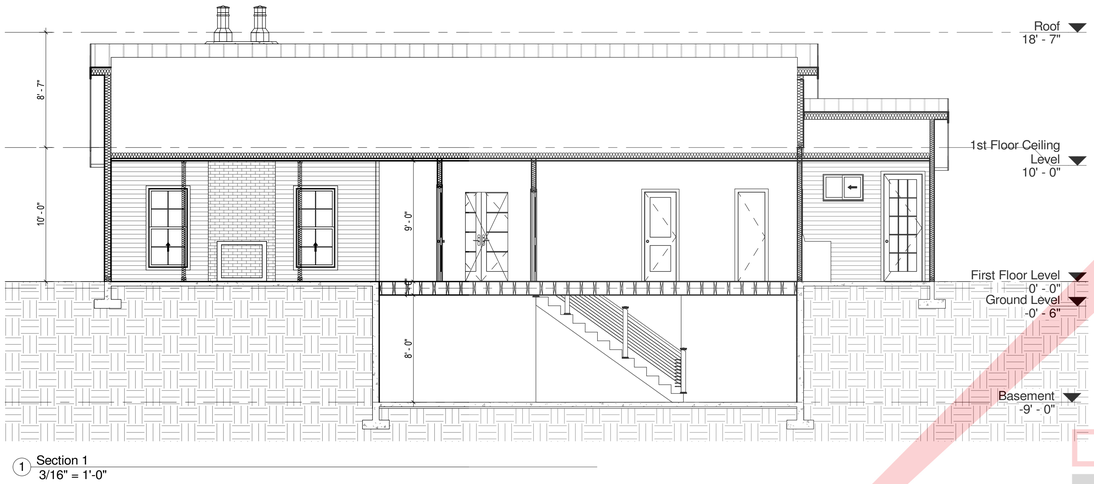
DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones

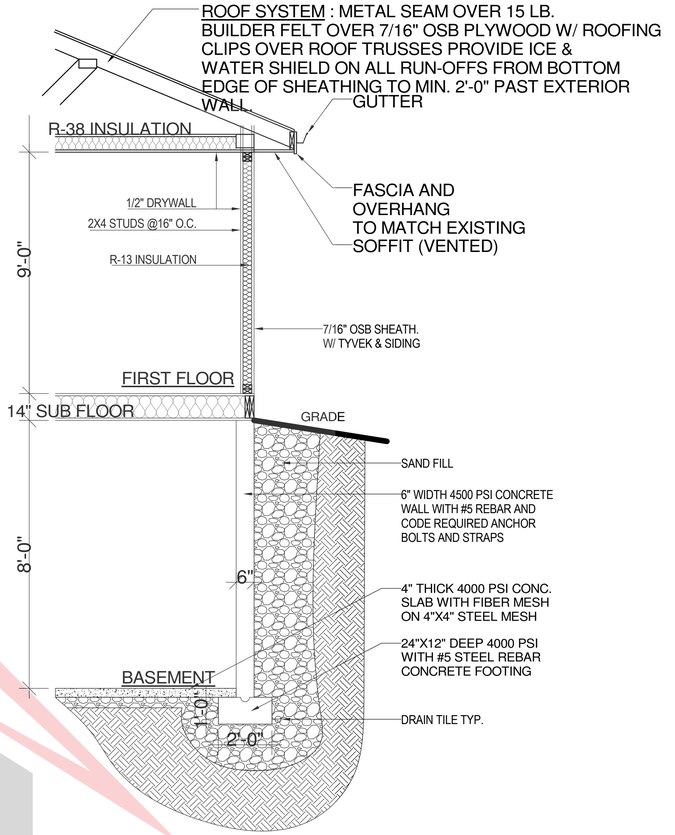
12118 Riggs Rd. Independence
KY 41051

DRAWN BY:
SA
CHECKED BY:
SA

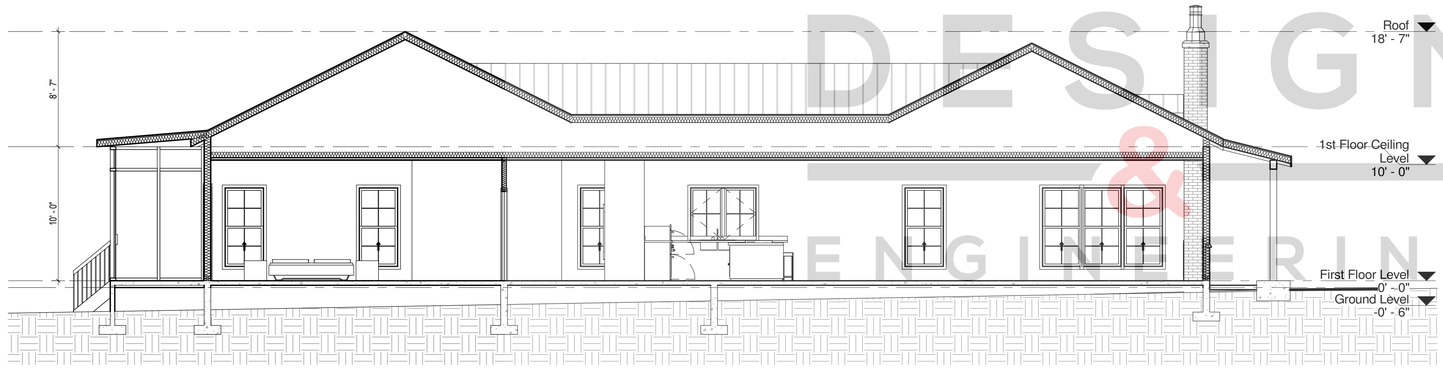
DATE
11/26/2024
SCALE
1/4" = 1'-0"
SHEET
A-4.3



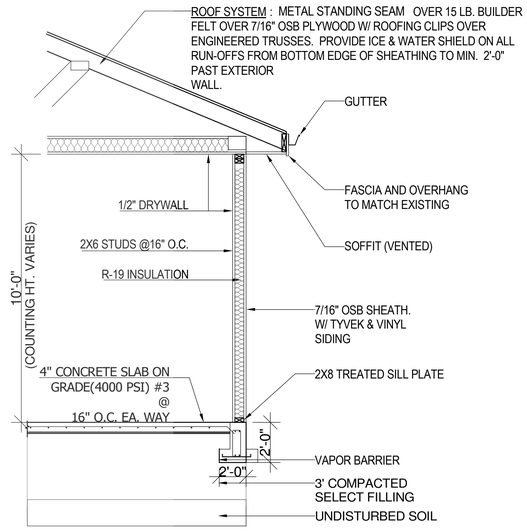
1 Section 1
3/16" = 1'-0"



3 TYPICAL WALL SECTION BASEMENT 1
3/8" = 1'-0"



2 Section 2
3/16" = 1'-0"



4 **TYPICAL WALL SECTION**
SCALE 1/2"=1'-0"

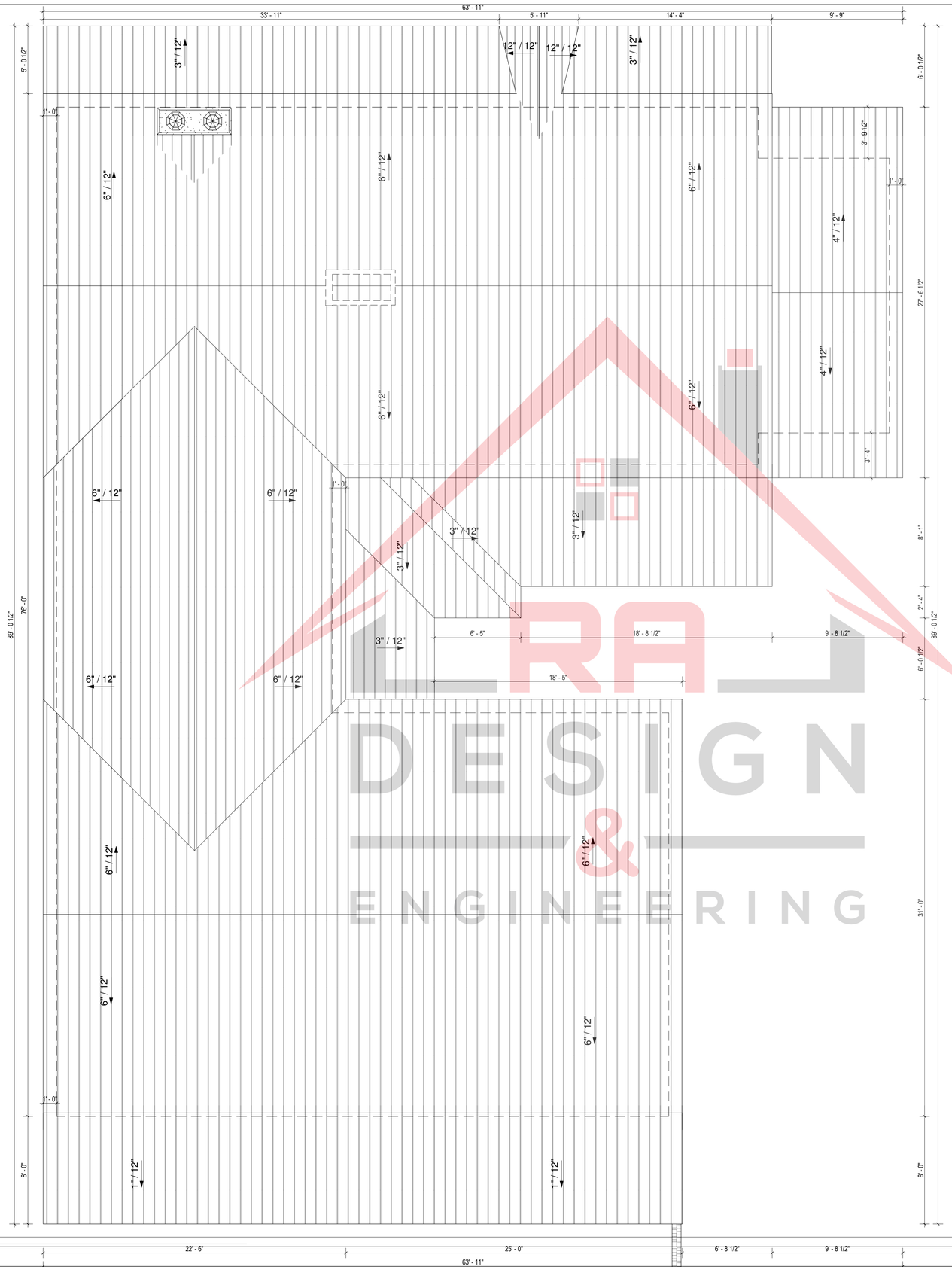
NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
BUILDING SECTION-1 & 2

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence KY 41051

DRAWN BY:	
SA	
CHECKED BY:	
SA	
DATE	
11/26/2024	
SCALE	
As indicated	
SHEET	
A-6.0	



1 Proposed Roof Plan
1/4" = 1'-0"

RA DESIGN & ENGINEERING

NO.	DESCRIPTION	BY	DATE

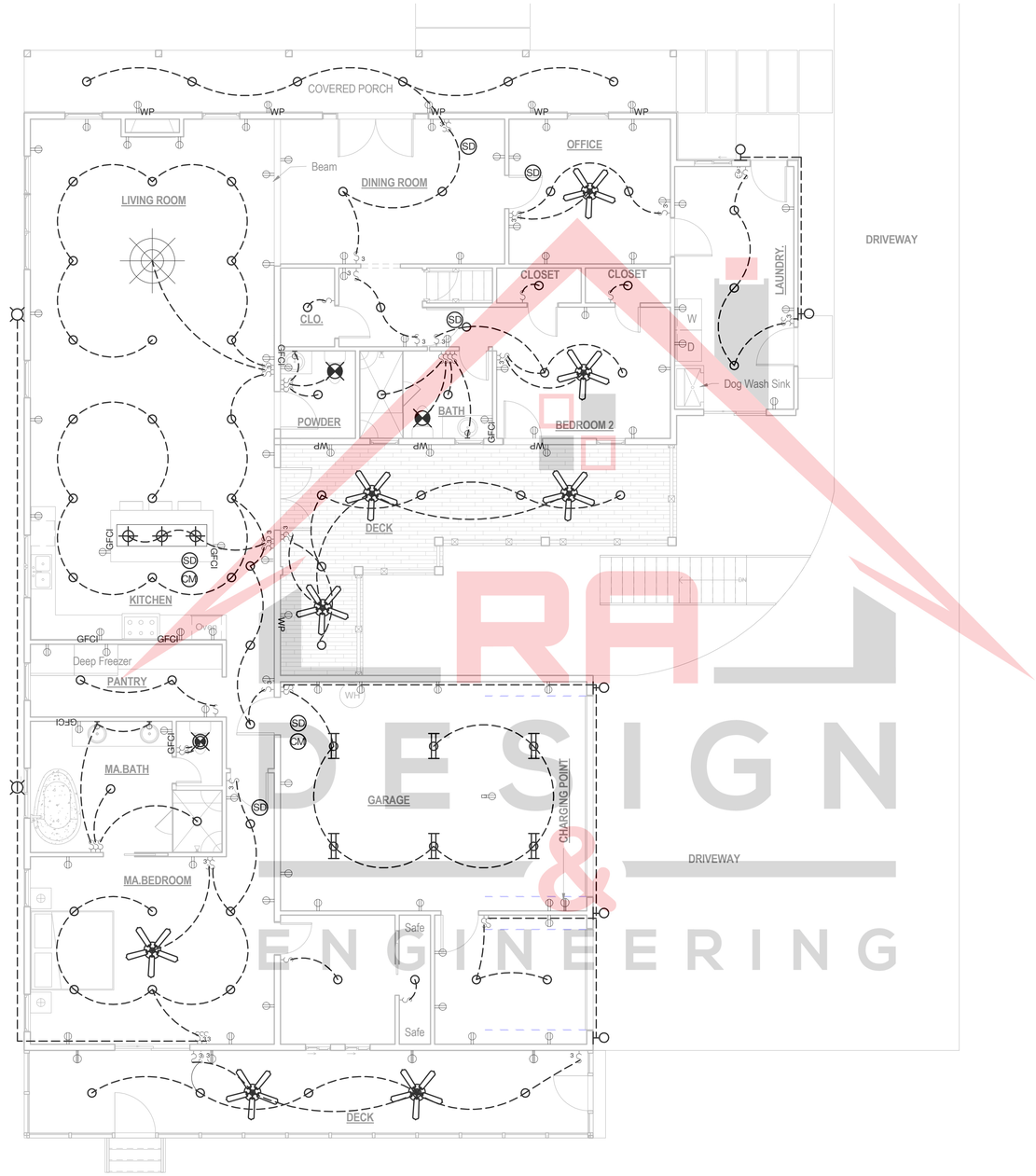
SHEET TITLE:
PROPOSED ROOF PLAN

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence
KY 41051

DRAWN BY:
SA
CHECKED BY:
SA

DATE
11/26/2024
SCALE
1/4" = 1'-0"
SHEET
A-7.0



1 First Floor Level Electrical
3/16" = 1'-0"

ELECTRICAL LEGEND	
	CEILING FAN WITH LIGHT
TV	TV CONNECTION
DT	DATA JACK
T	TELEPHONE JACK
GFCI	GFCI PROTECTED OUTLET
	STANDARD 110V OUTLET
	STANDARD 220V OUTLET
	PROGRAMMABLE THERMOSTAT
S	LIGHT SWITCH
S3	3-WAY LIGHT SWITCH
	CEILING MOUND RADINAT HEATER
	ELECTRICAL PANEL
	WALL MOUNTED LIGHT FIXTURE
	FLOOD LIGHT FIXTURE
	RECESSED CEILING CAN
	PENDANT LIGHT FIXTURE
	VANITY LIGHT
	LED STRIP LIGHT
	FLUORESCENT LIGHT
	SPOT LIGHT
	EXHAUST FAN
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE DETECTOR
	SECURITY CAMERA
	CHANDELIER

LRA DESIGN & ENGINEERING

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FIRST FLOOR
ELECTRICAL PLAN

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence
KY 41051

DRAWN BY:	
SA	
CHECKED BY:	
SA	
DATE	
11/26/2024	
SCALE	
3/16" = 1'-0"	
SHEET	
E-1.0	

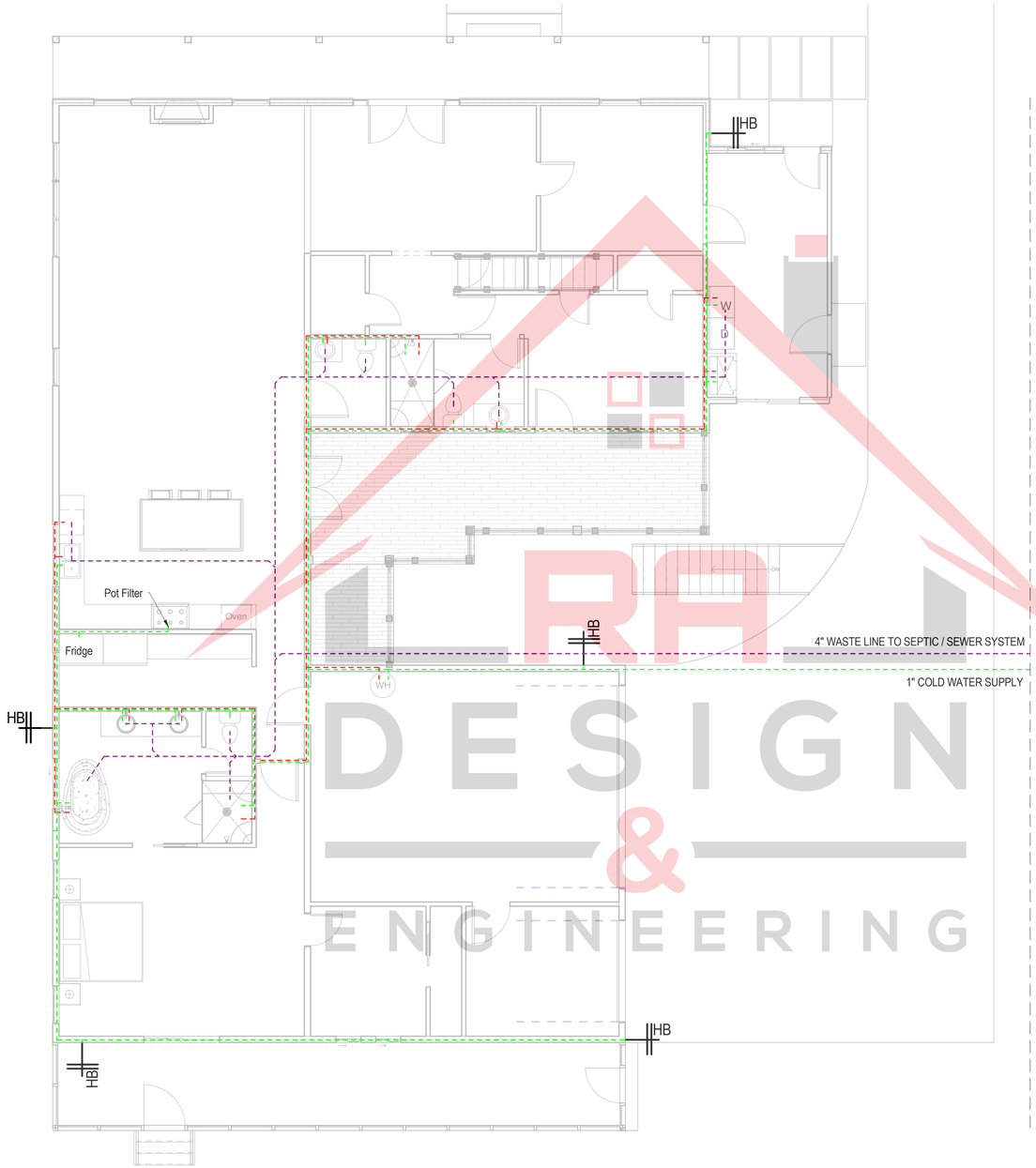
1/2" COLD WATER

1/2" HOT WATER

4" WASTE LINE

TANKLESS WATER HEATER — W.H

HOSE BIB — HB



1 First Floor Level Plumbing
3/16" = 1'-0"

PLUMBING NOTES:

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILLARY DRAIN TO EXTERIOR.
3. ALL WATER HEATERS SHALL BE VENTED AT TOPOUT.
4. PROVIDE INSIDE MAIN WATER CUT-OFF.
5. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PLUMBING DESIGN

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence KY 41051

DRAWN BY:
SA
CHECKED BY:
SA

DATE
11/26/2024
SCALE
As indicated
SHEET
P-0.0

NOTES AND SCHEDULE:

F1: 24"WX12"D CONTINUOUS FOOTING FOR THE 4" MONO. SLAB OR 2X6 STUD WALL . 3#4 LONG WAY BOTTOM BARS CONT AND #4@18"OC BOTTOM BARS TRANSVERSE.

F2: 16"WX12"D CONTINUOUS FOOTING FOR THE 2X4 @16"OC STUD WALL ABOVE THE SILL PLATE AT MAIN LEVEL AND 2ND LEVEL. 2X4 SILL PLATE BY NEW SIMPSON STRAP@24"OC OR 5/8"D AND 7" LONG MINIMUM ANCHOR BOLT @32"OC. USE 2-1/2" DIA WASHER FOR THE ANCHOR BOLT.

F3: 20"WX12"D CONTINUOUS FOOTING FOR THE 2X4 @16"OC STUD WALL ABOVE THE SILL PLATE AT MAIN LEVEL AND 2ND LEVEL. 2X4 SILL PLATE BY NEW SIMPSON STRAP@24"OC OR 5/8"D AND 7" LONG MINIMUM ANCHOR BOLT @32"OC. USE 2-1/2" DIA WASHER FOR THE ANCHOR BOLT.

F2X2: 24"X24"X14" RCC FOOTINGS FOR 6X6 POST.

P1: WOOD POST 6X6 TYPICAL. USE ABWZ SIMPSON POST BASE FOR THE LATERAL RESISTANCE. AND USE SIMPSON BCS AT THE POST-BEAM CONNECTION. SEE ARCHITECTURAL
FOR THE HEIGHT AND ELEVATION.

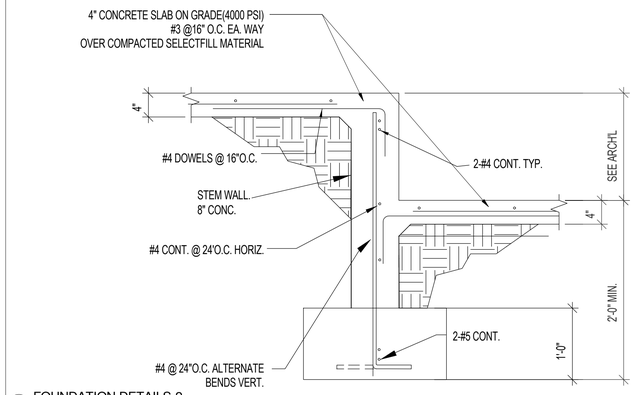
P2: 6X6 POSTS.

BC: BOX COLUMN, USE 6X6 POSTS AND BOX AROUND AND OR MAKE 4-2X4 AT 4-CORNERS AND 2X4@12"MAX AT INTERMEDIATE STUDS.FIELD VERIFY FOR THE HEIGHT AND ELEVATION AND THE BOX DECORATION.

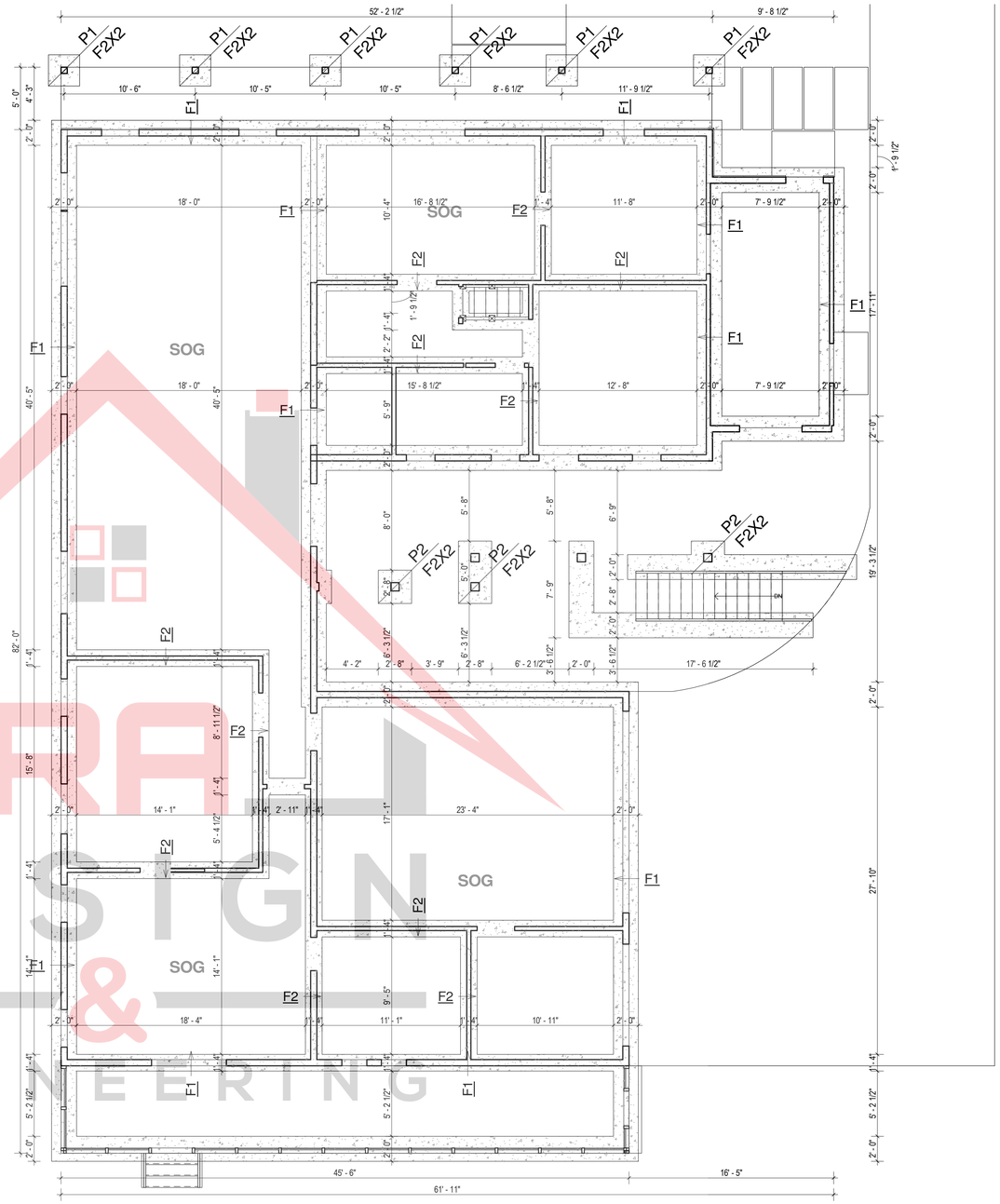
SOG: MONOLITHIC 4" SLAB ON GRADE WITH 6X6-W1.4/W1.4 W.W.F WIREMESH, VAPOR RETARDER AND MIN 4" #57 GRAVEL COMPACTED BEFORE POURING. SOG RAISED 3' FROM GRADE PLAN.

SITE DRAINAGE:

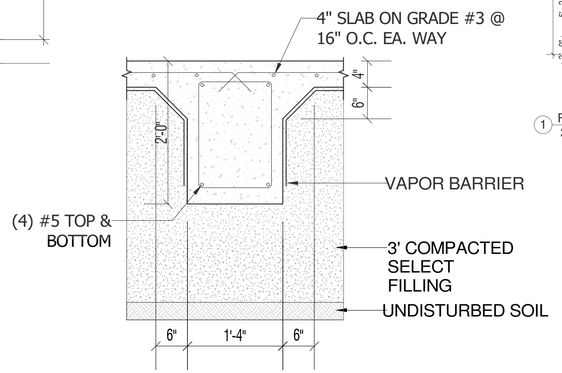
IT IS RECOMMENDED THAT THE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS. USE A MINIMUM SLOPE OF 2% WITHIN 10 FEET OF THE FOUNDATION, NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION AND THELANDSCAPING. THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.



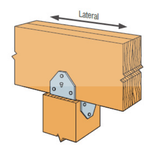
4 FOUNDATION DETAILS-2
1" = 1'-0"



1 Foundation Plan
3/16" = 1'-0"

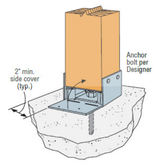


2 FOUNDATION DETAIL-F2
1" = 1'-0"

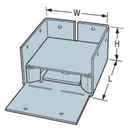


Typical BCS Installation

TYPICAL BCS POST-BEAM DETAIL FOR P1



Typical ABWZ Installation



ABWZ

LRA DESIGN & ENGINEERING

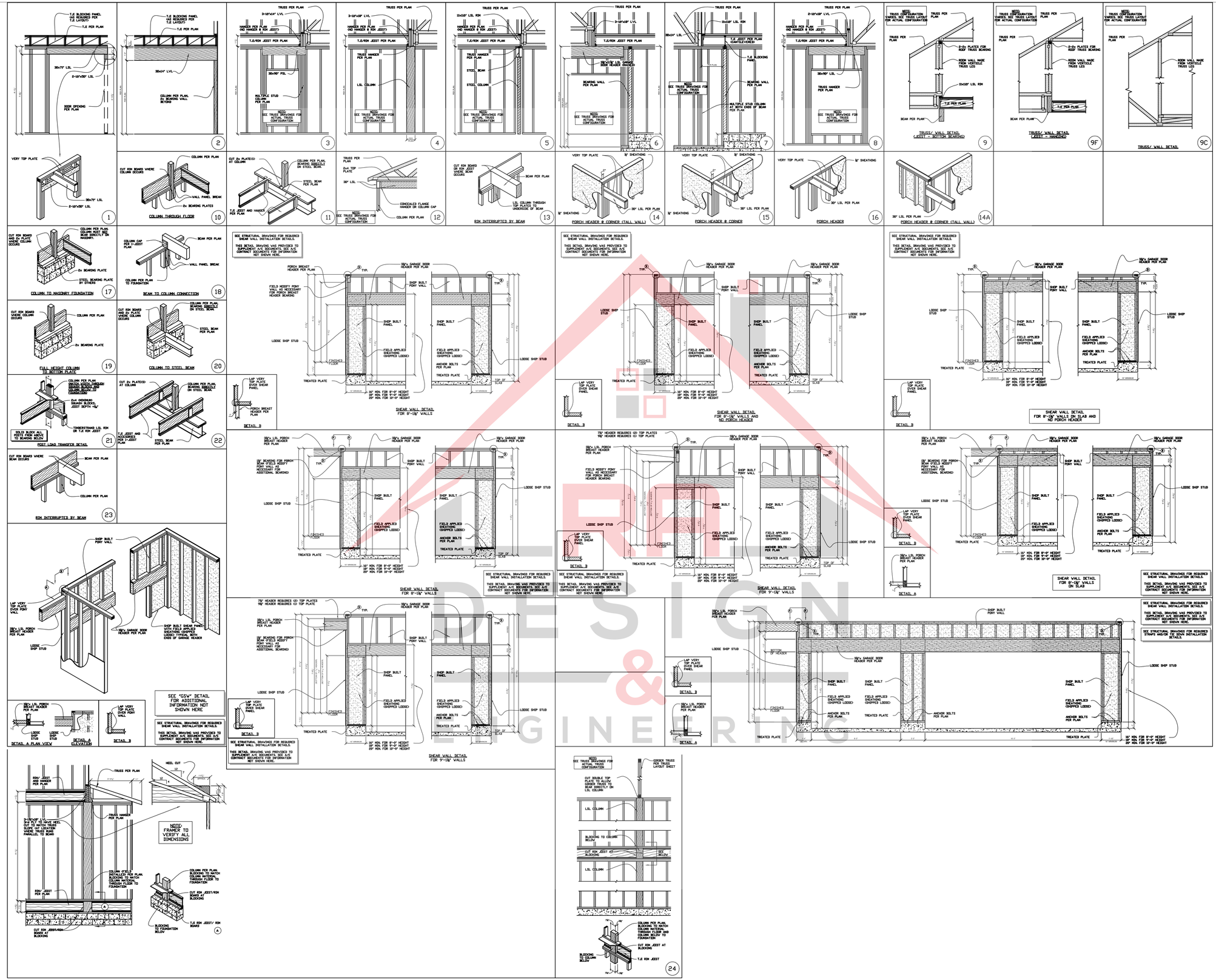
NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
FOUNDATION PLAN & DETAILS

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence
KY 41051

DRAWN BY:	
SA	
CHECKED BY:	
SA	
DATE	
11/26/2024	
SCALE	
As indicated	
SHEET	
S-1.0	



1 TYPICAL FRAMINF DETAILS
1/4" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
TYPICAL FRAMING DETAILS

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:
Roger & Missy Jones
12118 Riggs Rd. Independence
KY 41051

DRAWN BY:
SA
CHECKED BY:
SA
DATE
11/26/2024
SCALE
1/4" = 1'-0"
SHEET
S-2.0