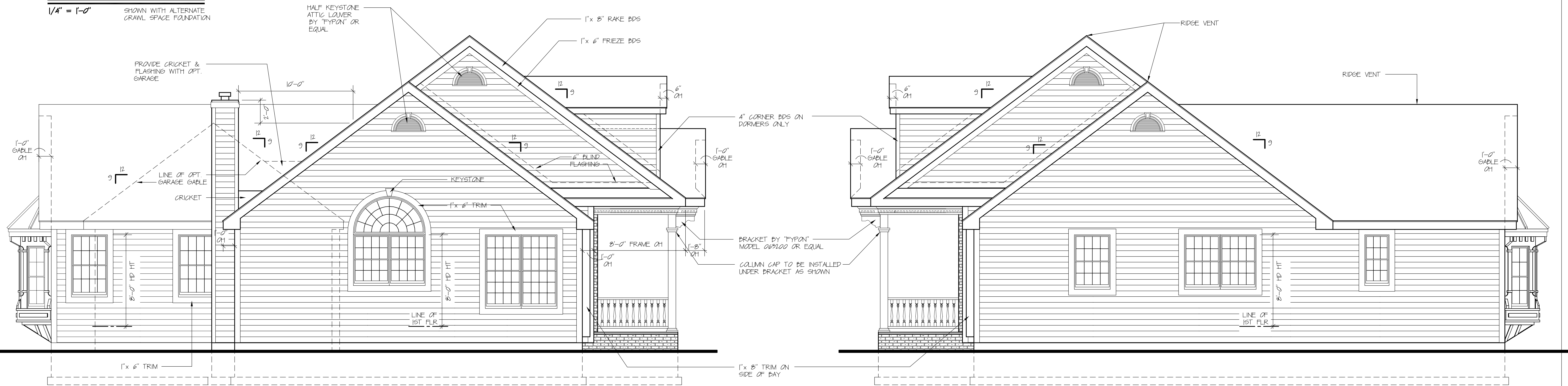


**FRONT ELEVATION**

1/4" = 1'-0" SHOWN WITH ALTERNATE CRAWL SPACE FOUNDATION



**LEFT SIDE ELEVATION  
(SHOWN WITHOUT OPT GARAGE)**

1/4" = 1'-0" SHOWN WITH ALTERNATE CRAWL SPACE FOUNDATION

**RIGHT SIDE ELEVATION**

1/4" = 1'-0" SHOWN WITH ALTERNATE CRAWL SPACE FOUNDATION

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**DELAFIELD**

SHEET #  
**1 of 3**

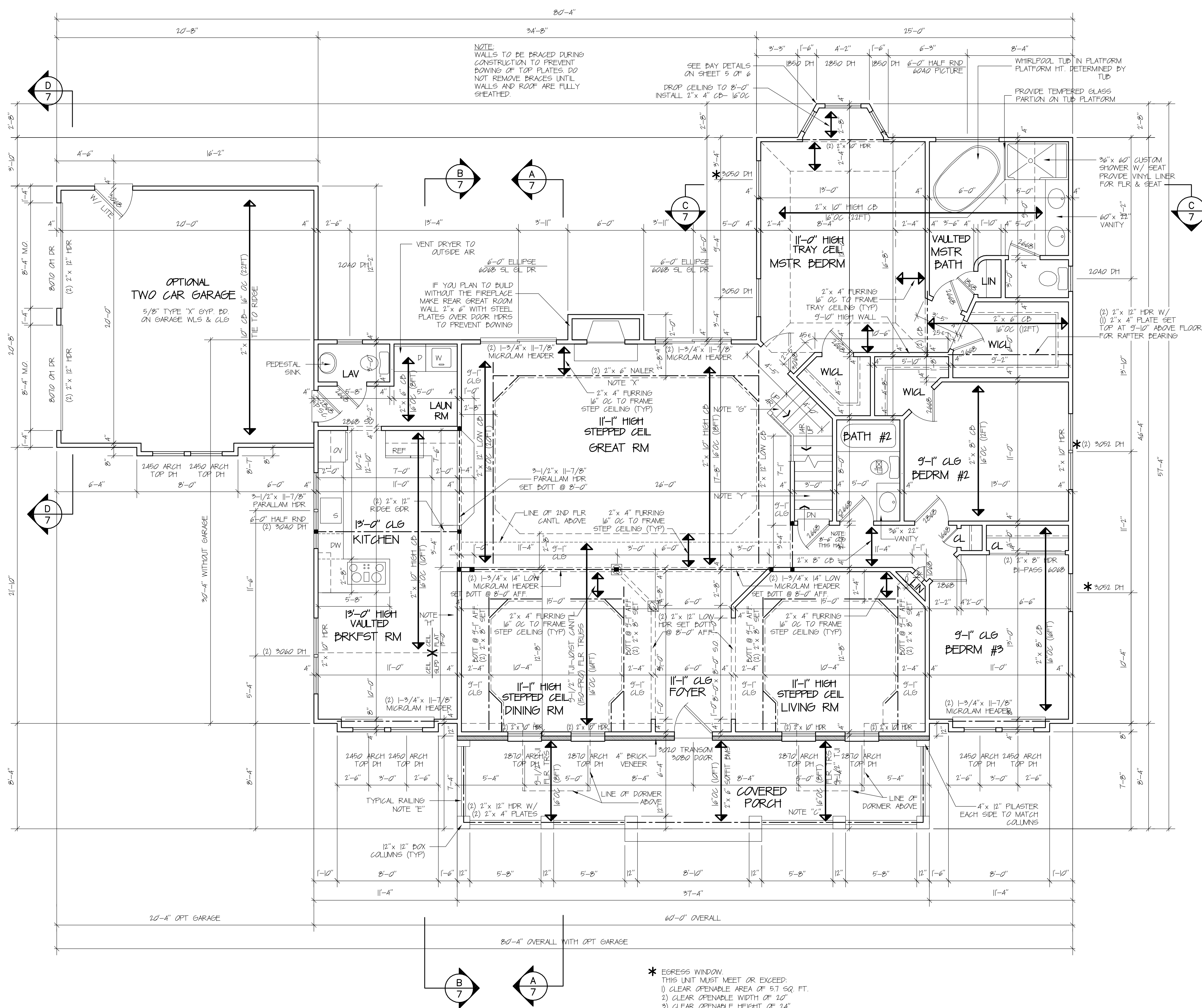
**GENERAL NOTES:**

1. THESE PLANS TO BE USED IN CONJUNCTION WITH THE OUTLINE SPECIFICATIONS WHEN PROVIDED. IF PROVIDED, THE SPECIFICATIONS MAY HAVE TO BE MODIFIED TO AGREE WITH THESE PLANS.
2. ASSUMED SOIL IS SAND OR GRAVEL, WITH MINIMUM TRACKS OF DRY CLAY, WITH A MINIMUM BEARING CAPACITY OF 2 TONS / SQ. FT.
3. CONCRETE TO BE PLAIN UNREINFORCED, MINIMUM 3000 PSI, 28 DAY SOIL TEST, FRESHENED ON THE ABOVE SOIL ASSUMPTION. IF OTHER SOILS ARE ENCOUNTERED, LOWER BEARING VALUES ARE TO BE ASSUMED AND THE FOUNDATION MUST BE REDESIGNED FOR INDIVIDUAL SITE CONDITIONS. THIS REQUIRE SPECIAL FOUNDATION DESIGN, WHICH IS THE RESPONSIBILITY OF THE PLAN PURCHASER OR BUILDER.
4. ALL FOOTINGS TO REST ON VIRGIN UNDISTURBED SOIL.
5. LUMBER SHALL BE HEIFER #1, 10-90 FOR #1, 850 FOR #1, 4-15 FOR #1, 13 FOR #1, HIGHER STEPPED LUMBER SUCH AS PULGAS FR-LARCH, SOUTHERN YELLOW PINE, ETC. MAY BE SUBSTITUTED FOR ITEM FOR 100% SOUTH LUMBER MAY BE USED EXCEPT FOR SILL PLATES AND STUDS.
6. DESIGN LOADS ARE AS FOLLOWS PER SQUARE FOOT:  

LOCATION	LIVE	DEAD	DEFLECTION LIMIT
1ST FLOOR	40 LB	10 LB	L/240
2ND FLOOR	30 LB	10 LB	L/240
ATTIC (NON STORAGE)	10 LB	5 LB	L/240
ATTIC (STORAGE)	20 LB	5 LB	L/240
ROOF (WITH FIN CEILING)	30 LB (ENVM)	15 LB	L/240
ROOF (NO FIN CEILING)	15 LB	15 LB	L/240
7. SNOW LOADS HAVE BEEN ADJUSTED TO REFLECT THE SLUDDY FACTOR, AS A FUNCTION OF ROOF PITCH.
8. RAFTER SIZES MAY HAVE TO INCREASE DUE TO HEAVIER SNOW LOADS.
9. MINIMUM HEADER SIZE TO BE (2) 2" X 4" UNLESS OTHERWISE NOTED.
10. GLASS IN SCREENS, SHOWER DOORS AND SLIDING GLASS DOORS TO BE TEMPERED GLASS.
11. ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE AND ANY APPLICABLE LOCAL CODES. PROVIDE MINIMUM OF ONE SMOKE DETECTOR IN BEDROOM AREA.
12. CONSTRUCTION TO CONFORM TO ALL CODES HAVING JURISDICTION.
13. THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK AND INTERNATIONAL RESIDENTIAL CODE. WHEN BUILDING IN ANY JURISDICTION OTHER THAN NEW YORK OR ILLINOIS, VARIATIONS MAY BE REQUIRED. IT IS THE RESPONSIBILITY OF THE PLAN PURCHASER OR BUILDER TO VERIFY SUCH REQUIREMENTS WITH THE LOCAL CODE OR ENFORCEMENT OFFICER AND TO AMEND THE PROVIDED CONSTRUCTION AS SO REQUIRED.
14. THESE PLANS ARE DESIGNED TO BE IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AND THE INTERNATIONAL ENERGY CONSERVATION CODE FOR A WARMER CLIMATE. VARIATIONS OR ADJUSTMENTS TO THESE REQUIREMENTS MAY BE REQUIRED, AND SHOULD BE VERIFIED. HIGHER REQUIREMENTS, PARTICULARLY IF USING ELECTRIC HEAT MIGHT REQUIRE HIGHER INSULATION VALUES.
15. THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SUPERVISION OF ANY KIND, AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION WITH THESE PLANS, NOR RESPONSIBILITY FOR CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THERE ARE NO WARRANTIES, NOR ANY MERCHANTABILITY OF FITNESS FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.
16. SEE ROOF PLAN FOR FURTHER FRAMING INFORMATION.
17. ALL PRELAP JOINTS TO BE INSULATED INSIDE AND OUTSIDE AND HORIZONTAL JOINTS TO BE INSTALLED AT EACH FLOOR LEVEL. USE 2" X 4" CLG BEAMS WITH 4" (R-9) INSULATION PACKED TIGHTLY.
18. ANGLE IRONS OVER WINDOWS/DOORS AS FOLLOWS:  
 UP TO 5'-0" 3/4" X 3/4" X 1/2"  
 5'-0" TO 6'-0" 3/4" X 1/2" X 1/2"  
 OVER 6'-0" 6" X 3/4" X 1/2"
19. STEEL ORDERS TO HAVE 1/4" BOLT HOLES @ 4'-0" O.C., PREDRILLED IN TO PLATES. ALL STEEL CONNECTIONS TO BE FABRICATED IN ACCORDANCE WITH APPROVED STANDARDS. STEEL TO BE SHOT FABRICATED FROM APPROVED SHOT DRAWINGS. STEEL ORDERS TO BE SHIPPED WITH STEEL PLATE ONLY, FABRICATOR TO PROVIDE STEEL SHIMS. SEE FLOOR PLANS FOR SIZE(S).
20. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY.
21. COPYRIGHT WORK. REPRODUCTION OF THESE PLANS IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, IS PROHIBITED.
22. WINDOW SIZES, MINIMUM EGRESS REQUIREMENTS OF YOUR LOCAL CODE MAY VARY & REQUIRE CHANGES TO WINDOW SIZES, TYPES AND HEAD HEIGHTS. CONSULT YOUR LOCAL WINDOW SUPPLIER OR CODE OFFICIAL.
23. ALL STAIRS SHALL CONFORM TO SECTION R301 OF THE IRC, HOWEVER IT IS IMPORTANT TO NOTE THAT VIRTUALLY EVERY STATE HAS NOT ENACTED THE 7 1/2" / 10" RISE/TREAD STANDARD AND STILL ACCEPTS THE 8" / 12" STANDARD. THE PLAN PURCHASER, NEVERTHELESS, HAS THE RIGHT TO CHANGE TO THE 7 1/2" / 10" STANDARD IF SO DESIRED, AND IF CHANGED, MUST INSURE THAT THE CODE HEADROOM STANDARDS, PLATFORM WIDTHS, ETC. ARE MAINTAINED.

**NOTES:**

- NOTE "A"  
FRAME STEPPED CLG W/ 2" X 4" 16" O.C.
- NOTE "B"  
PRE-FAB FIREPLACE MANIF. BY "HEAT-N-CLO" OR EQUAL VENT THRU FLR BMS TO EXTERIOR OR THRU F.A.I.
- NOTE "C"  
WOOD DECK MAY BE SUBSTITUTED FOR P.C. PORCH SLAB- ALL DECK LUMBER TO BE C.C.A. TREATED OR CEDAR.
- NOTE "D"  
3-0" HIGH WOOD RAIL W/ 2" X 4" TOP RAIL OVER 2" X 4" 2" X 2" BALUSTERS- 4" O.C. MAX 2" X 4" SHOE RAIL. SEE DETAIL: 1/3
- NOTE "E"  
FIRE RETARD UTIL. RM AS FOLLOWS: 5/8" TYPE "X" GYP BD ON WLS & CLG AND/OR AS PER LOCAL CODE. SEE DETAILS: 15, 16, 9
- NOTE "F"  
STAIRS: MIN. 3/8" WIDE, MIN. 9" TREADS, MAX. 3 1/4" RISER. SEE DETAILS: 15, 16, 9
- NOTE "G"  
LOCATION OF OPTIONAL 16" DEEP PANTRY/ BUILT-IN STORAGE UNIT WITH DESK.
- NOTE "H"  
WINDOW CALLOUTS ARE FOR GENERIC WINDOWS WITH SIMILAR UNIT SIZES. FOR EXAMPLE 2850 DH IS 2'-8" WIDE & 5'-0" TALL WINDOW. THE BUILDER IS TO CONVERT THE WINDOWS CALLED OUT ON THE PLANS TO THE WINDOW MANUF. OF CHOICE.
- GENERAL NOTES RE MICROLAM LVL BEAMS:  
 1. A MINIMUM BEARING LENGTH IS REQUIRED. SEE DRAWINGS FOR POST SIZE REQUIRED.  
 2. BEARING ACROSS FULL LENGTH OF BEAM IS ASSUMED.  
 3. LATERAL SUPPORT REQUIRED AT BEARING POINTS.  
 4. 16" & 18" DEEP BEAMS ARE TO BE USED IN MULTIPLE UNITS ONLY.  
 5. NAILING PATTERN FOR ASSEMBLY OF MULTIPLE UNITS TO BE A MIN. (2) ROWS OF 16d NAILS @ 12" O.C., (3) ROWS OF 16d NAILS @ 12" O.C. FOR 14", 16" & 18" BEAMS.  
 6. ASSUME fb= 2800 psi, E= 1,000,000 psi.  
 7. MICROLAM BEAMS ARE MANUFACTURED BY "TRUS JOIST CORP".  
 8. ALL JOIST HANGERS TO BE "MICROLAM METAL LUMBER CONNECTORS".
- NOTE:  
 PROVIDE TEMPERED GLASS IN WINDOWS WHERE:  
 1) GLAZING IS LESS THAN 60" ABOVE STANDING SURFACE @ BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAMROOMS, & HOT TUBS.  
 2) GLAZING IS WITHIN A 24" ARC OF AN OPERATING DOOR.



**FIRST FLOOR PLAN**

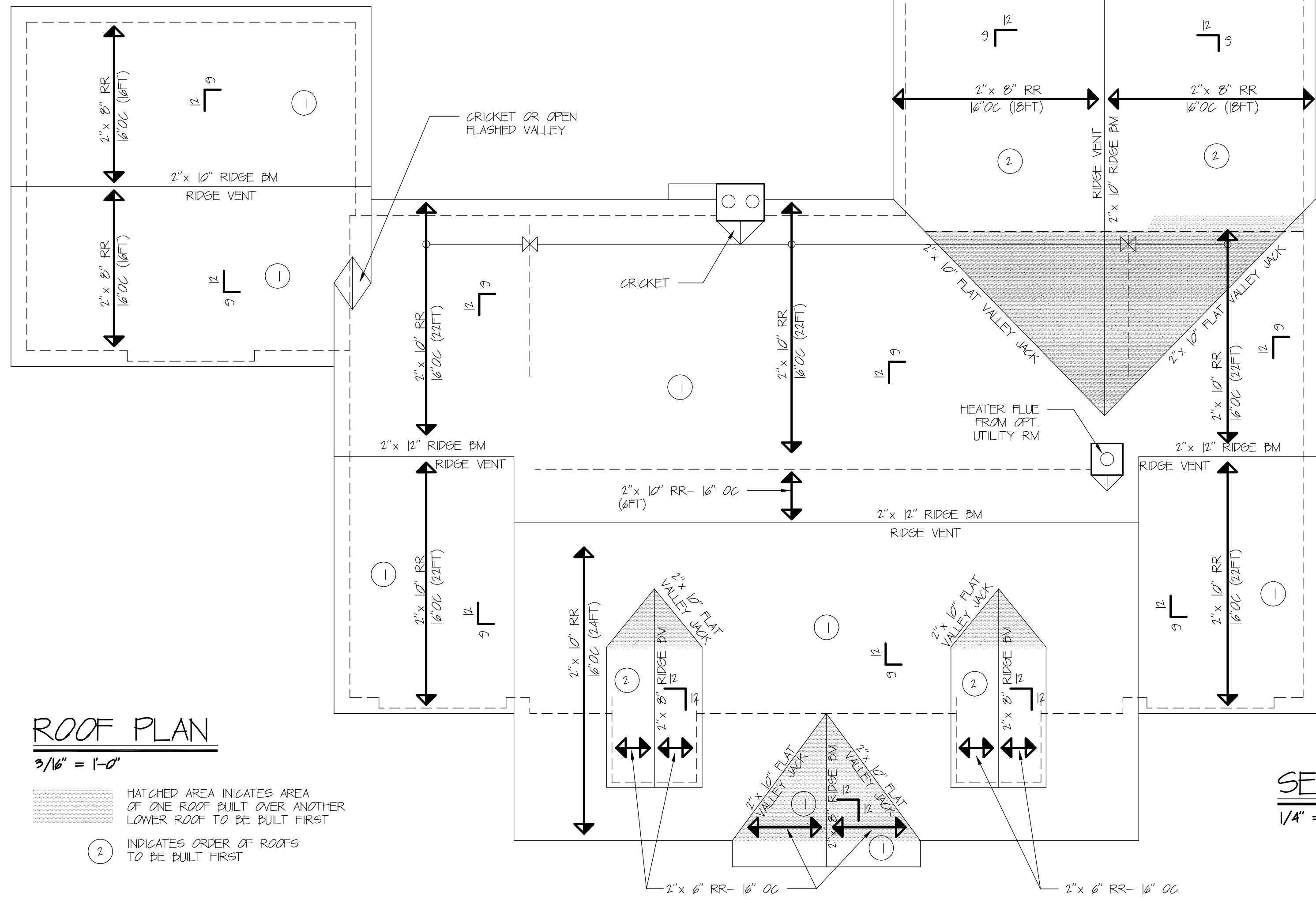
1/4" = 1'-0"  
 LIVING AREA: 2282 SQ. FT.  
 GARAGE AREA: 430 SQ. FT.  
 COV. PORCH: 274 SQ. FT.

- \* EGRESS WINDOW  
 THIS UNIT MUST MEET OR EXCEED:  
 1) CLEAR OPENABLE AREA OF 57 SQ. FT.  
 2) CLEAR OPENABLE WIDTH OF 20"  
 3) CLEAR OPENABLE HEIGHT OF 24"

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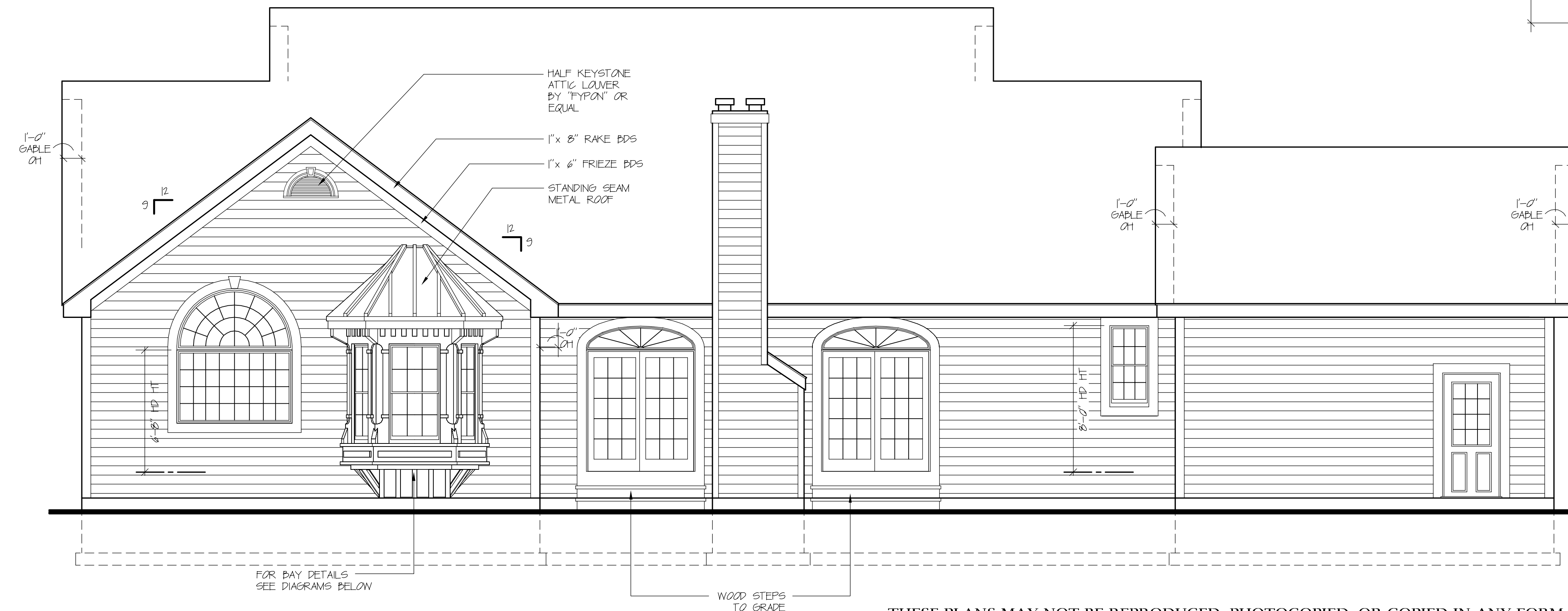
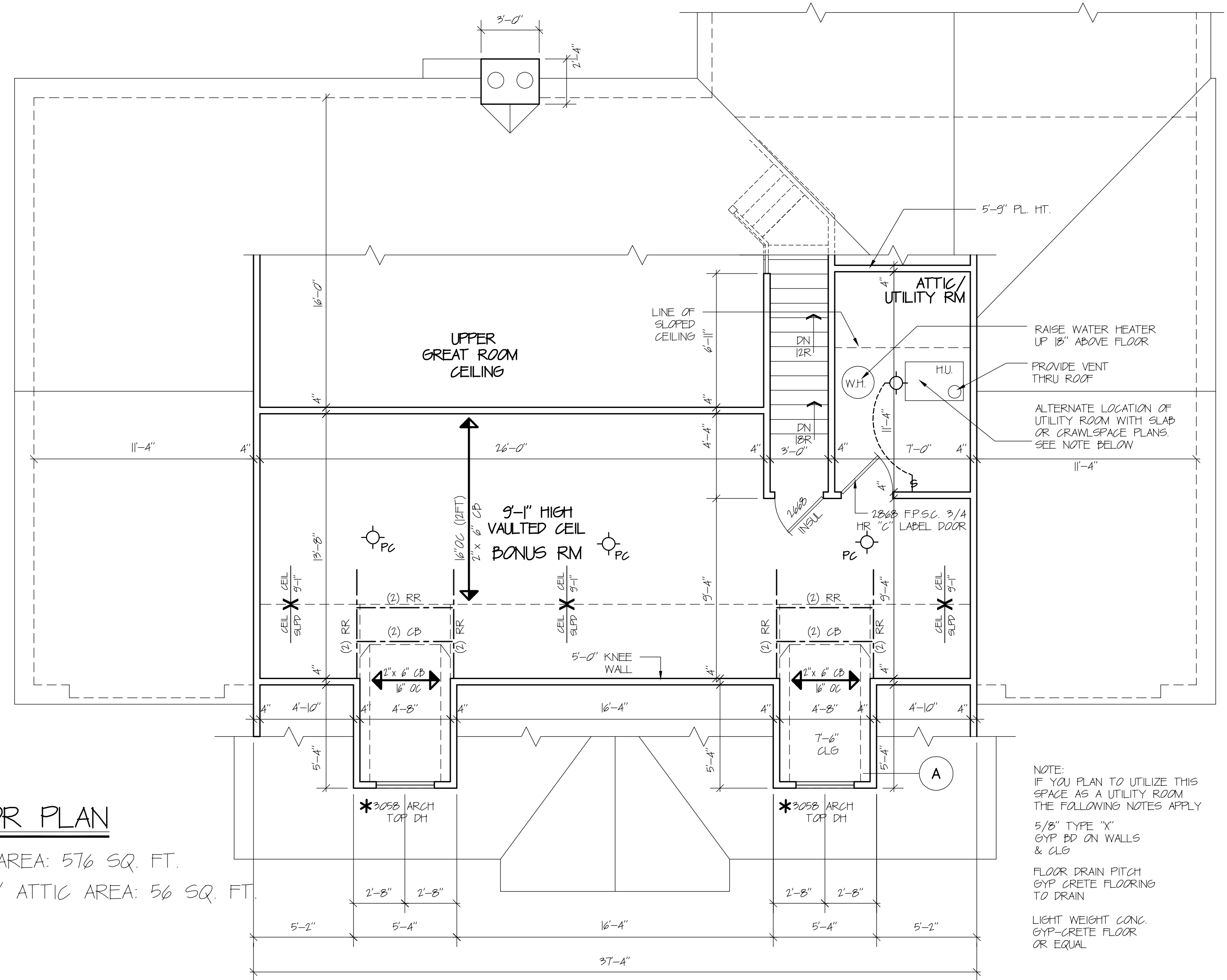
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**DELAFIELD**



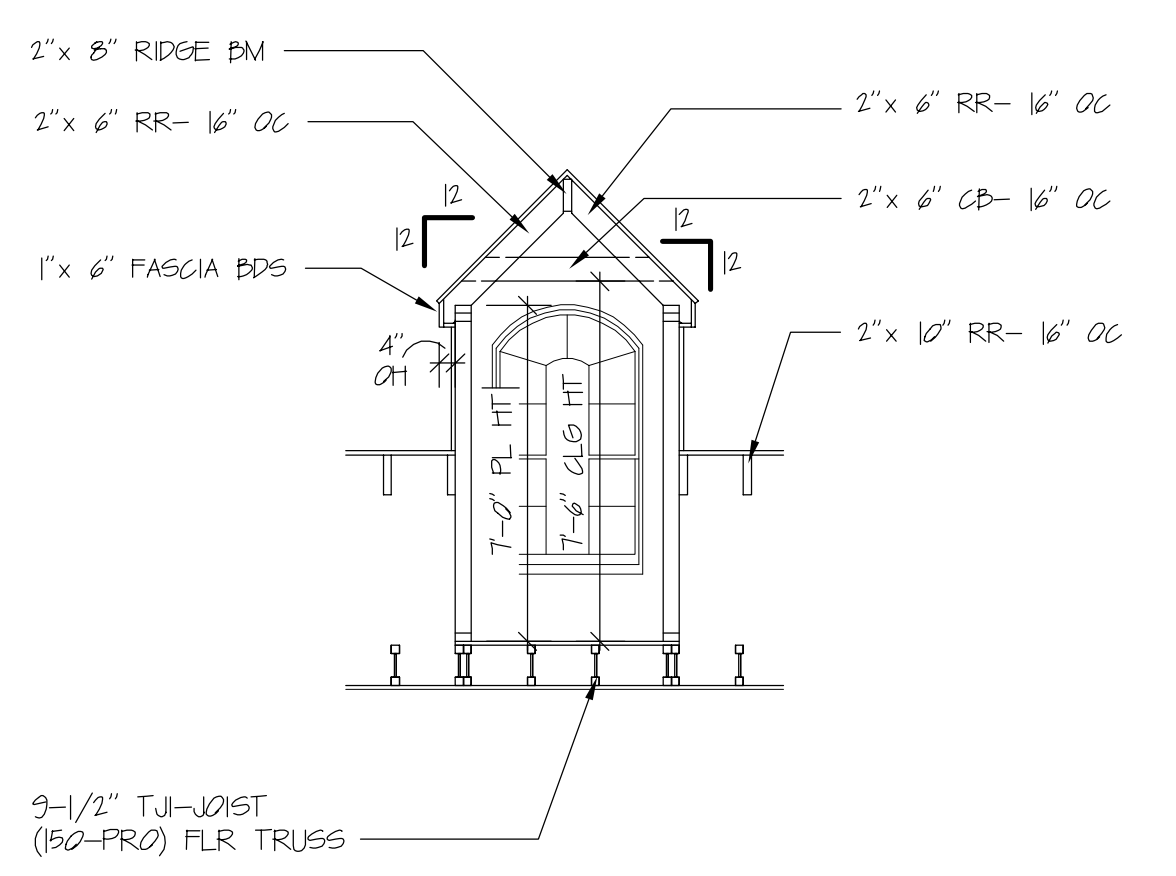
**SECOND FLOOR PLAN**

1/4" = 1'-0"  
 BONUS AREA: 576 SQ. FT.  
 UTILITY/ ATTIC AREA: 56 SQ. FT.



**REAR ELEVATION (SHOWN WITH OPT GARAGE)**

1/4" = 1'-0"  
 SHOWN WITH ALTERNATE CRAWL SPACE FOUNDATION



**A DETAIL**  
 1/4" = 1'-0"

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**DELAFIELD**

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