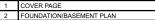
## MCELMEEL 10506 BRENTWOOD DR

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PREPARED BY:

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J. ROYCE



DATE:

9/18/2024

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## GENERAL PLAN NOTES

conditions and were designed under standard interpretation of the 2018 International Residential Code (IRC 2018) and the amendments adopted by the local jurisdictions. Because codes and requirements ca change and may vary from jurisdiction to jurisdiction, J. Royce Drafting & Design, LLC cannot warrant compliance with any specific codes or regulations. Therefore, each individual contractor, sub-contractor, and supplier on the jobsite should consult their local building official to determine the appropriateness between the plan and actual jobsite conditions and applications.

#### CONCRETE and FOUNDATIONS;

Footing design assumes 1500 PSF allowable bearing pressure. Foundation wall designs assume 30 PSF equivalent hydrostatic pressure. Concrete contractor to verify soil conditions prior to concrete placement.

Re-enforcing footing as follows:

Spread footings - as noted on plan

16"x8" continuous footing (2) #4's cont.

Deck piers - min. 42"bellow grade (width TBD by plan and rebar as required)

All concrete shall be min 3000 PSI (28 day comp strength). All footings shall be a min of 42" bellow finished grade or deeper Contractors, sub-contractors, and suppliers shall be aware of and responsible for but not limited to, the following:

. Contractors, sub-contractors, and suppliers shall verify all conditions and dimensions prior to construction and be solely responsible for any changes necessary as a result of conditional or dimensional differences.

. Contractors, sub-contractors, and suppliers shall verify all dimensions and elevations against the plan and actual site conditions.

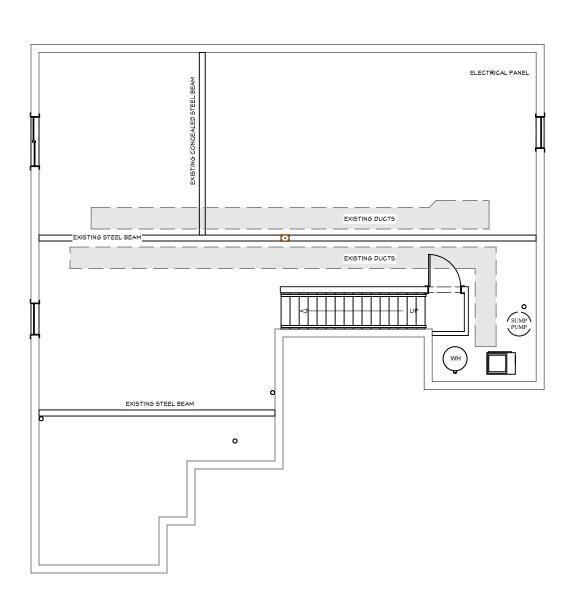
 Calculated dimensions take precedence over scaled dimensions 4. All dimensions are from framing edge, unless otherwise noted.

### STRUCTURAL and FRAMING:

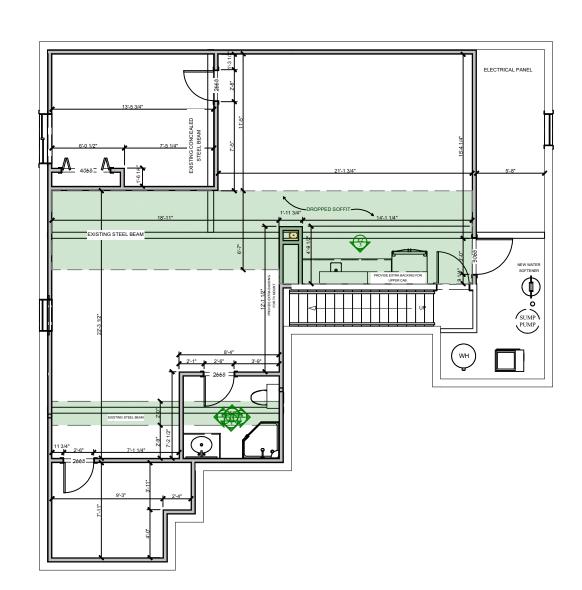
sub-contractor, and/or supplier. All additional structural members required for specific framing techniques shall be sized by the contractor, sub-contractor, and/or supplier. Ceiling joists, rafters and/or roof trusses shown per plan. Sizing, spans, reinforcement locations, and depth to be verified by contractor, sub-contractor, and/or structural supplier. All perimeter headers over openings to be (2) 2x12, unless otherwise noted.

All structural member types, sizes, and spans shall be verified by the contractor

Provide double cripple studs under all LVL headers. Penetrations through any structural member must be verified by engineer and/or structural supplier.



**EXISTING BASEMENT/FOUNDATION PLAN** SCALE: 1/4" = 1'-0"



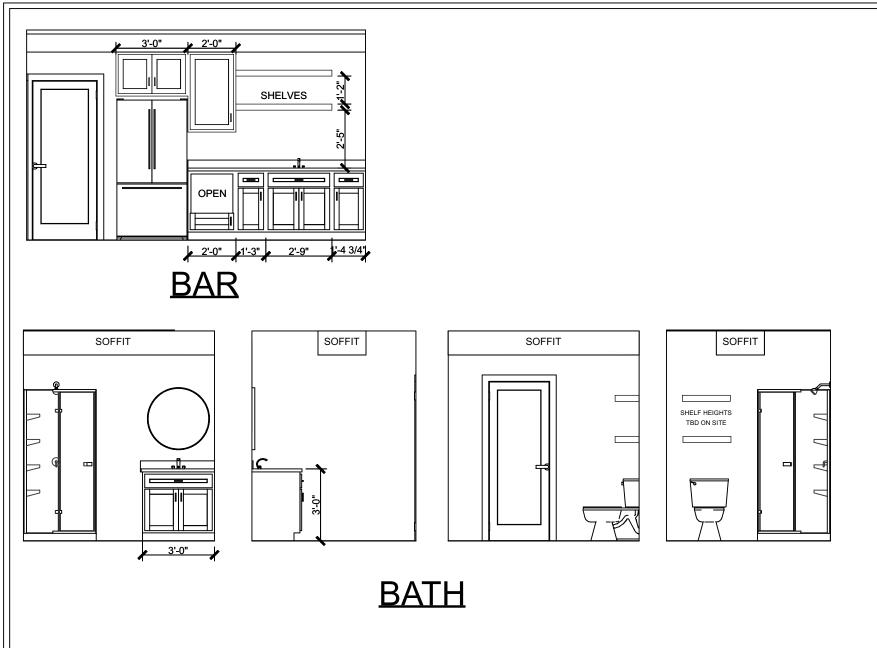
**NEW BASEMENT/FOUNDATION PLAN** 

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



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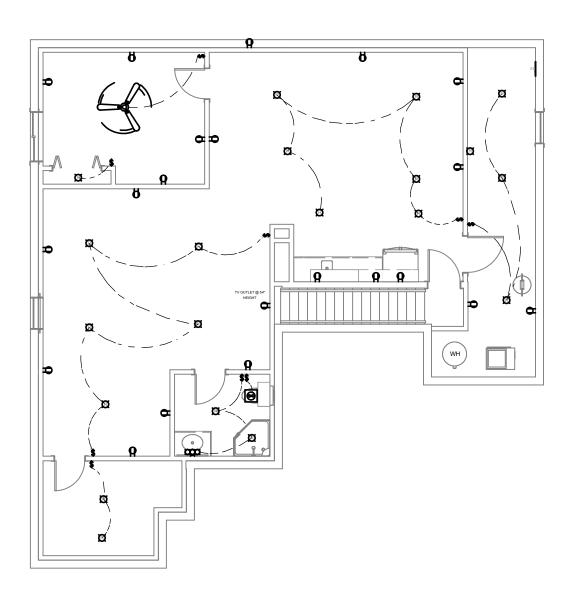
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# **INTERIOR ELEVATIONS**

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





**NEW MAIN ELECTRICAL PLAN** 

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

ELECTRICAL - DATA - AUDIO LEGEND		
SYMBOL	DESCRIPTION	
K	Ceiling Fan	
0	Ventilation Fans: Ceiling Mounted	
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Low Voltage	
<u> 0</u>	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce	
•	Heat Lamp	
<b>(</b>	Chandelier Light Fixture	
	Fluorescent Light Fixture	
R	240V Receptacle	
<b>₽</b> ‴₽″₽	110V Receptacles: Duplex, Weather Proof, GFCI	
\$"\$ '\$ '\$	Switches: Single Pole, Weather Proof, 3-Way, 4-Way	
S \$	Switches: Dimmer, Timer	
AV Control 3	Audio Video: Control Panel, Switch	
© SP	Speakers: Ceiling Mounted, Wall Mounted	
<b>O</b>	Thermostat	
<b>_</b> P	Door Chime, Door Bell Button	
<b>∅</b> <u></u>	Smoke Detectors: Ceiling Mounted, Wall Mounted	
EP.	Electrical Breaker Panel	
	CONTRACTOR, ELECTRICIAN, & HOMEOWNER TO SITE VERIFY FIXTURE TYPE, LOCATION, QUANTITY, & CODE COMPLIANCE	

tradecraft Design

PREPARED BY:

J. ROYCE



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HOME MATTERS CONSTRUCTION PROJECT 402-661-0910 INFO@HMCOMAHA.COM

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