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GENERAL PLAN NOTES

These working drawings have been prepared by J. Royce Drafting & Design, LLC to meet building 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 can 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
20"x10" continuous footing (3) #4's cont.
16"x8" continuous footing (2) #4's cont.
Deck piers - min. 42" below 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" below 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.
- All dimensions are from framing edge, unless otherwise noted.

STRUCTURAL and FRAMING:

All structural member types, sizes, and spans shall be verified by the contractor, 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.
All steel pipe columns shall be 3.5", unless otherwise noted.
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.
Provide double cripple studs under all LVL headers.
Penetrations through any structural member must be verified by engineer and/or structural supplier.

PREPARED BY:
J. ROYCE
DRAWING
★ ★ ★
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COUNTY

PREPARED FOR:
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DATE:
8/12/2024

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3D PERSPECTIVE VIEWS
NOT TO SCALE

PREPARED BY:
J. ROYCE
★ ★ ★

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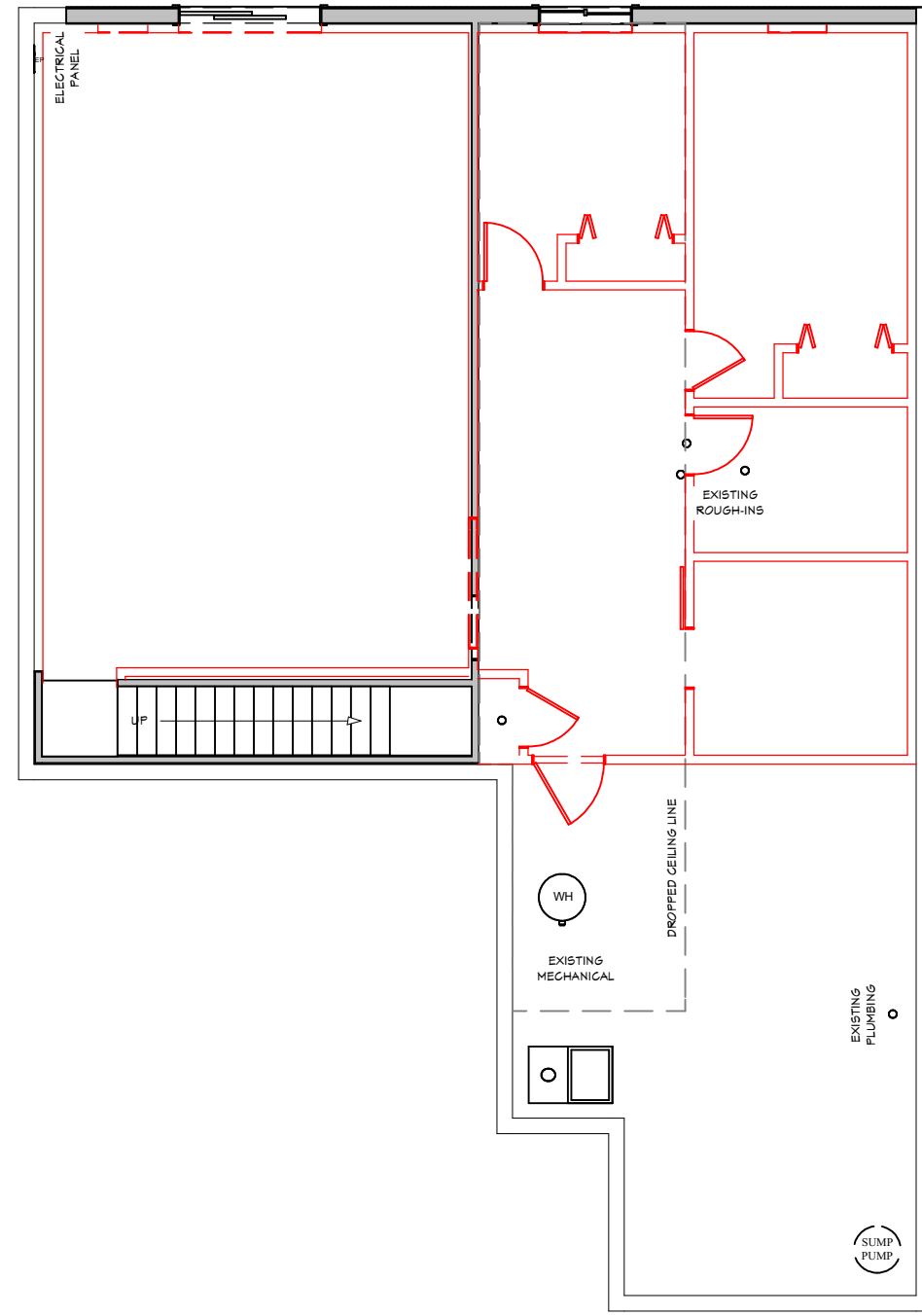
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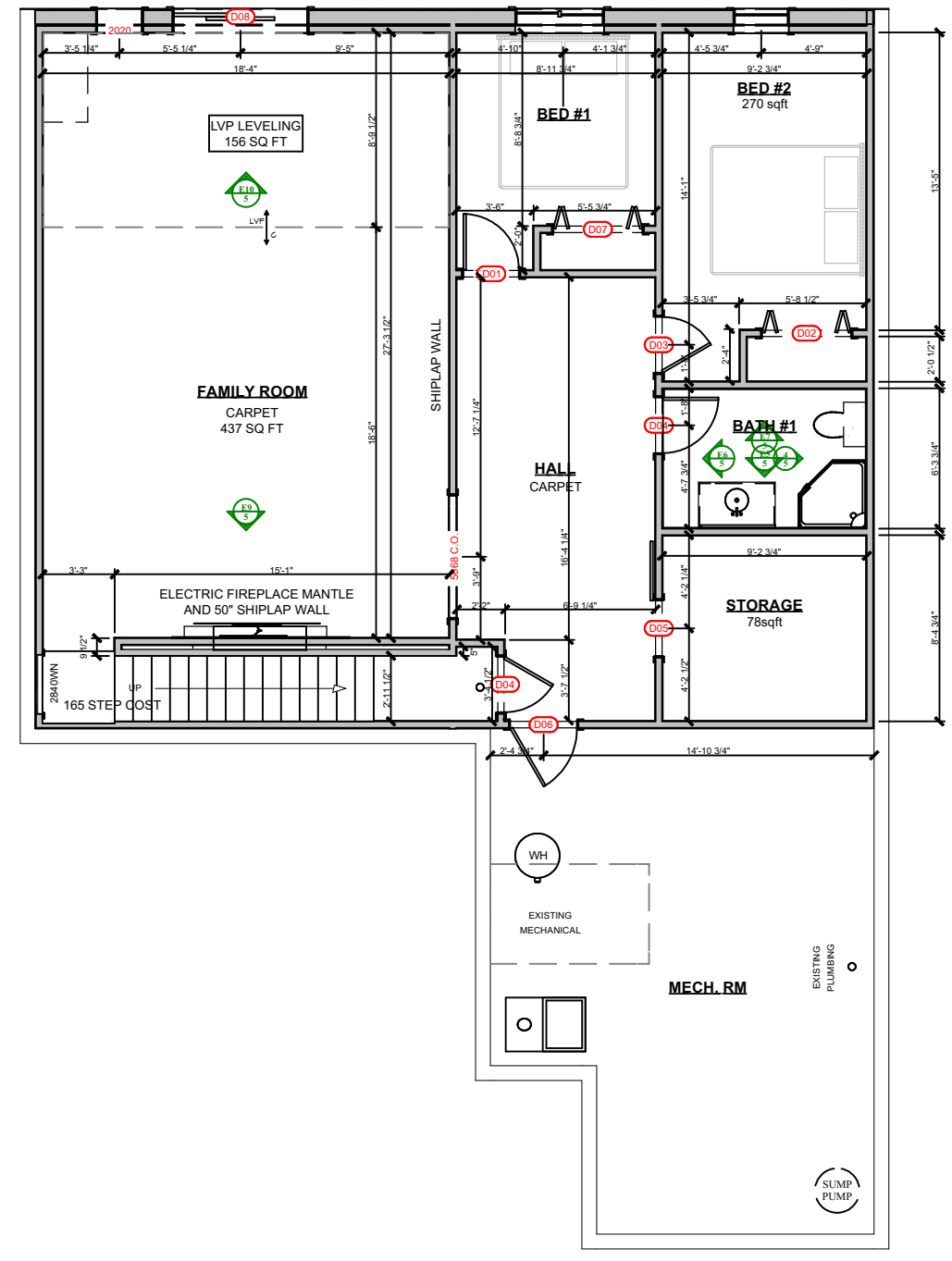
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DOOR SCHEDULE												
NUMBER	QTY	SIZE	R/O	HINGE	HINGE SIDE	SWING SIDE	JAMB SIZE	STYLE	FINISH	DESCRIPTION	THICKNES S	COMMENTS
D01	1	26	32"x82 1/2"	STANDARD (2)	L	OUT	3/4"x4 1/2"	PANEL	EIDER WHITE (SW 7014)	HINGED-PANEL	1 3/8"	
D02	1	4068 L/R	50"x82 1/2"	HIDDEN (4)	L/R	IN	3/4"x4 1/2"	SLAB	DOOR-INTERIOR TRIM, DOOR - INTERIOR COLOR	4 DR. BIFOLD-SLAB	1 3/8"	
D03	1	2668 R IN	32"x82 1/2"	STANDARD (2)	R	OUT	3/4"x4 1/2"	PANEL	EIDER WHITE (SW 7014)	HINGED-PANEL	1 3/8"	
D04	2	2668 L IN	32"x82 1/2"	STANDARD (2)	L	OUT	3/4"x4 1/2"	PANEL	EIDER WHITE (SW 7014)	HINGED-PANEL	1 3/8"	
D05	1	2668 L	32"x82 1/2"		L	IN	3/4"x4 1/2"	X-BRACE DOOR	DOOR - INTERIOR COLOR, EIDER WHITE (SW 7014), BIRCH 3-4-5" PLANK - WEATHERED-PAINTED, EIDER WHITE (SW 7014)	BARN-X-BRACE DOOR	1 3/8"	
D06	1	3068 R IN	38"x82 1/2"	STANDARD (2)	R	IN	3/4"x4 1/2"	PANEL	EIDER WHITE (SW 7014)	HINGED-PANEL	1 3/8"	
D07	1	4068 L/R	50"x82 1/2"	HIDDEN (4)	L/R	OUT	3/4"x4 1/2"	SLAB	DEFAULT GLASS, DOOR-EXTERIOR TRIM, DOOR - INTERIOR COLOR, DOOR - EXTERIOR COLOR, EIDER WHITE (SW 7014)	4 DR. BIFOLD-SLAB	1 3/8"	
D08	1	6068 L EX	75"x83"		L	IN	3/4"x13 1/2"	GLASS PANEL		EXT. SLIDER-GLASS PANEL	1 3/4"	



EXISTING BASEMENT/FOUNDATION PLAN

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



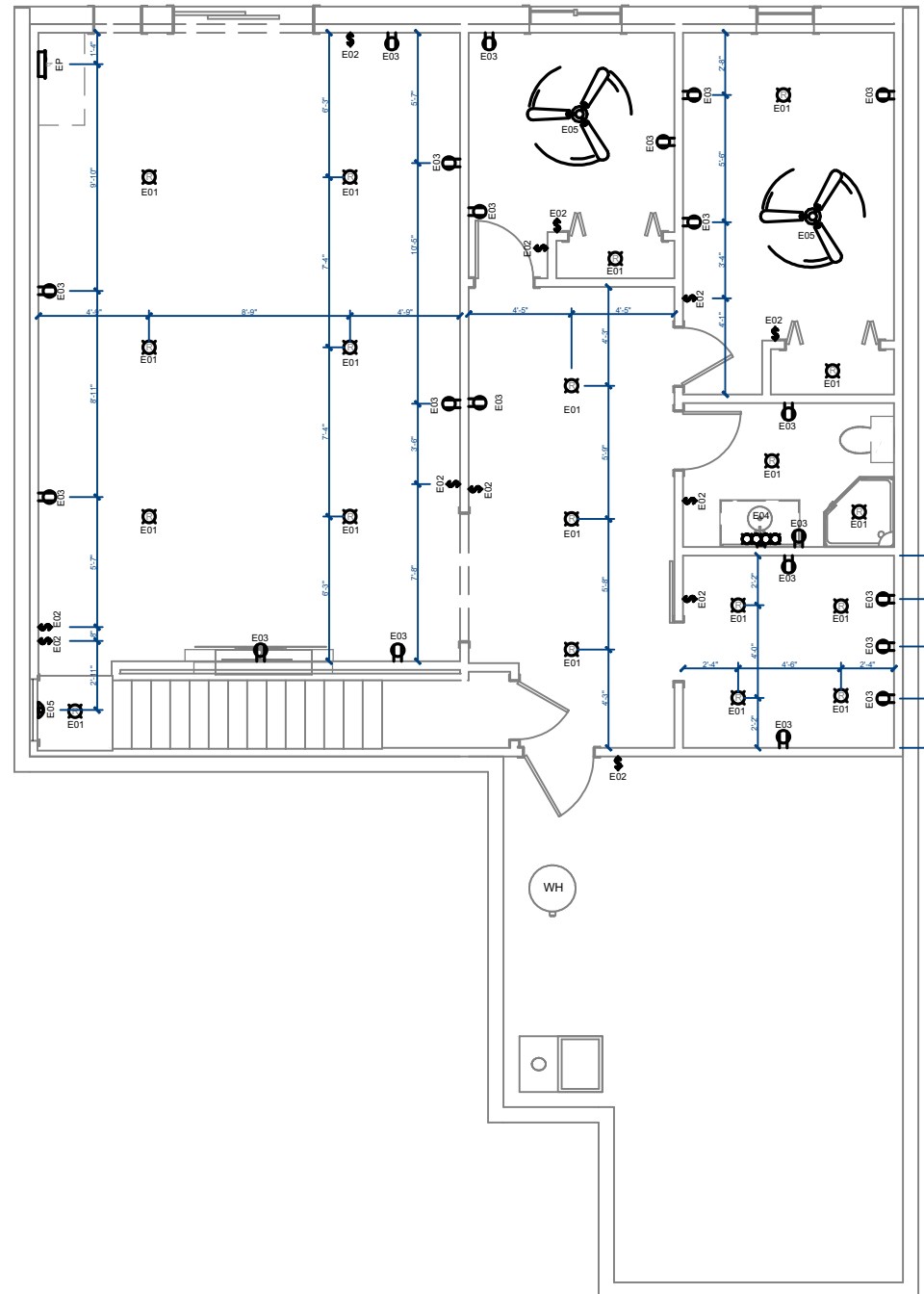
NEW BASEMENT/FOUNDATION PLAN

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

WHICH ELECTRICAL SCHEDULE DO YOU PREFER?

ELECTRICAL SCHEDULE				
NUMBER	QTY	ATTACHED TO	DESCRIPTION	COMMENTS
E01	2	CEILING	3 BLADE CEILING FAN	
E02	19	CEILING	RECESSED DOWN LIGHT 6	
E03	21	WALL	DUPLEX	
E04	1	WALL	ELECTRICAL PANEL - SURFACE MOUNTED	
E05	1	WALL	GRAN TENOS	
E06	1	WALL	MAIN STREET 4 LIGHT VANITY	
E07	12	WALL	SINGLE POLE	

ELECTRICAL SCHEDULE							
LABEL	QTY	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	COMMENTS
E01	19	7 3/8"	7 3/8"	5/16"	CEILING	RECESSED DOWN LIGHT 6	
E02	12	3"	3/4"	5"	WALL	SINGLE POLE	
E03	21	3"	5/16"	5"	WALL	DUPLEX	
E04	1	35 1/4"	6 1/2"	11"	WALL	MAIN STREET 4 LIGHT VANITY	
E05	2	47 15/16"	45 15/16"	22"	CEILING	3 BLADE CEILING FAN	
E06	1	7 3/4"	6 1/4"	2"	WALL	GRAN TENOS	
EP	1	14 1/4"	3 3/8"	23"	WALL	ELECTRICAL PANEL - SURFACE MOUNTED	



NEW MAIN ELECTRICAL PLAN

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

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Heat Lamp
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

CONTRACTOR, ELECTRICIAN, & HOMEOWNER TO SITE VERIFY FIXTURE TYPE, LOCATION, QUANTITY, & CODE COMPLIANCE

PREPARED BY:



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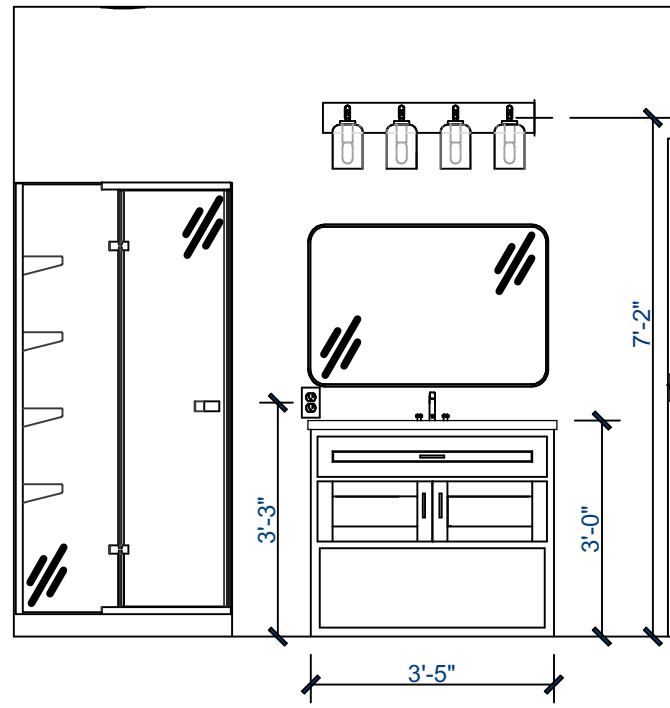
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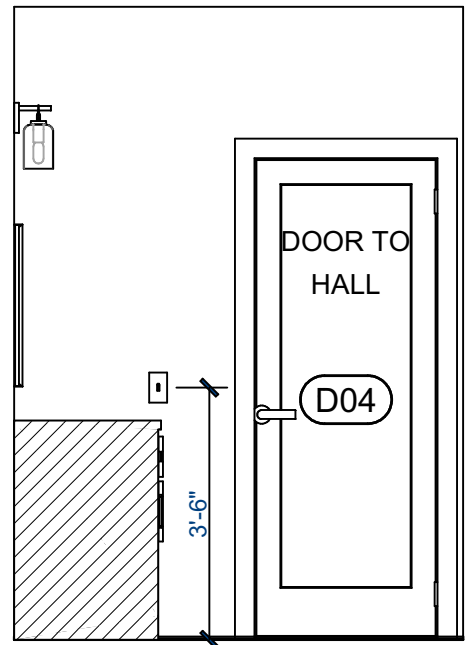
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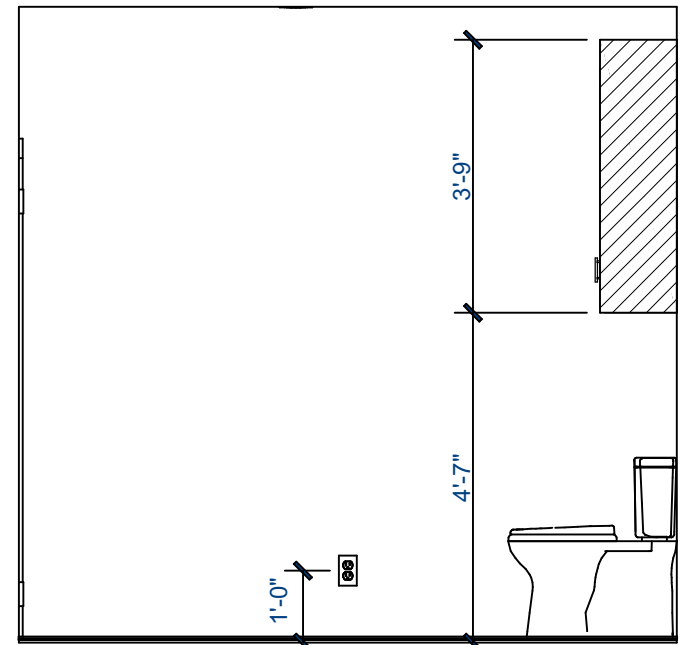
LET ME KNOW WHAT OTHER DIMENSIONS YOU WANT/NEED



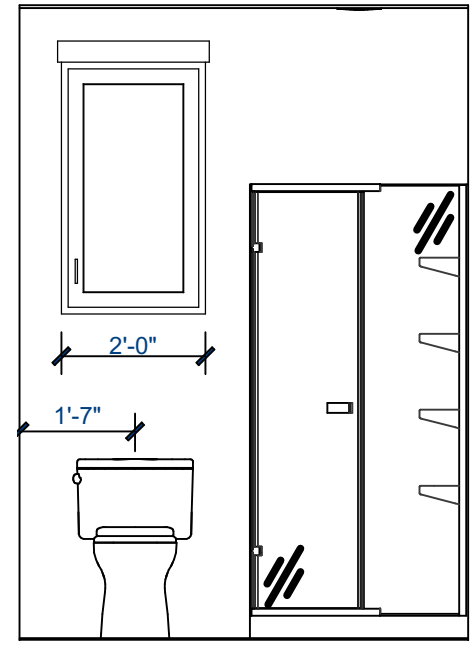
BATH SECTION VIEW 1
SCALE: 3/8" = 1'-0"



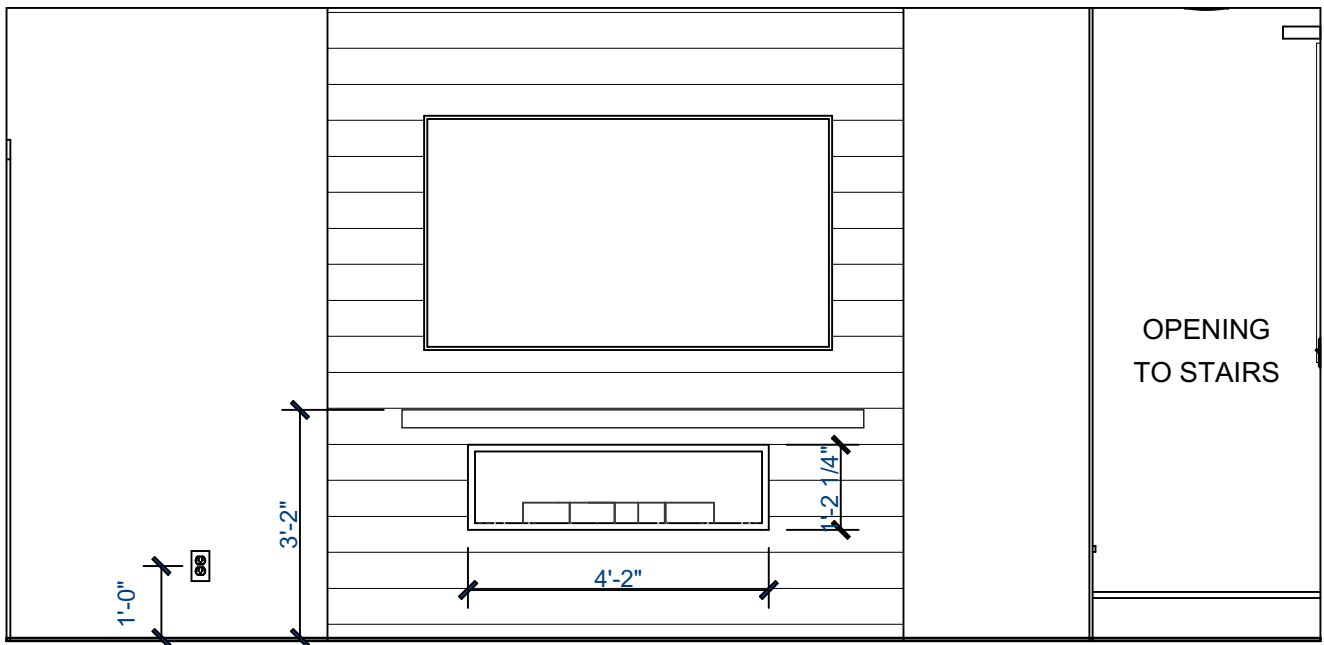
BATH SECTION VIEW 2
SCALE: 3/8" = 1'-0"



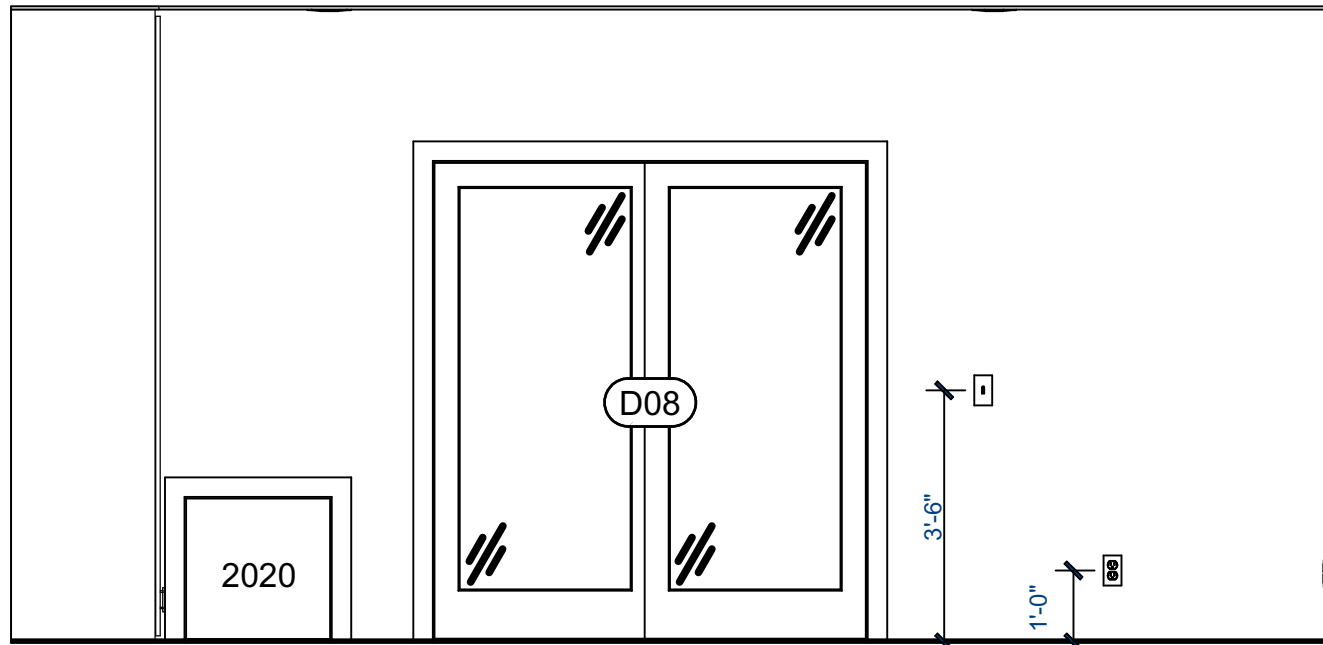
BATH SECTION VIEW 3
SCALE: 3/8" = 1'-0"



BATH SECTION VIEW 4
SCALE: 3/8" = 1'-0"



FAMILY ROOM SECTION VIEW 1
SCALE: 3/8" = 1'-0"



FAMILY ROOM SECTION VIEW 2
SCALE: 3/8" = 1'-0"