

RESIDENTIAL ADDITION - BID PLAN - Southeast United States

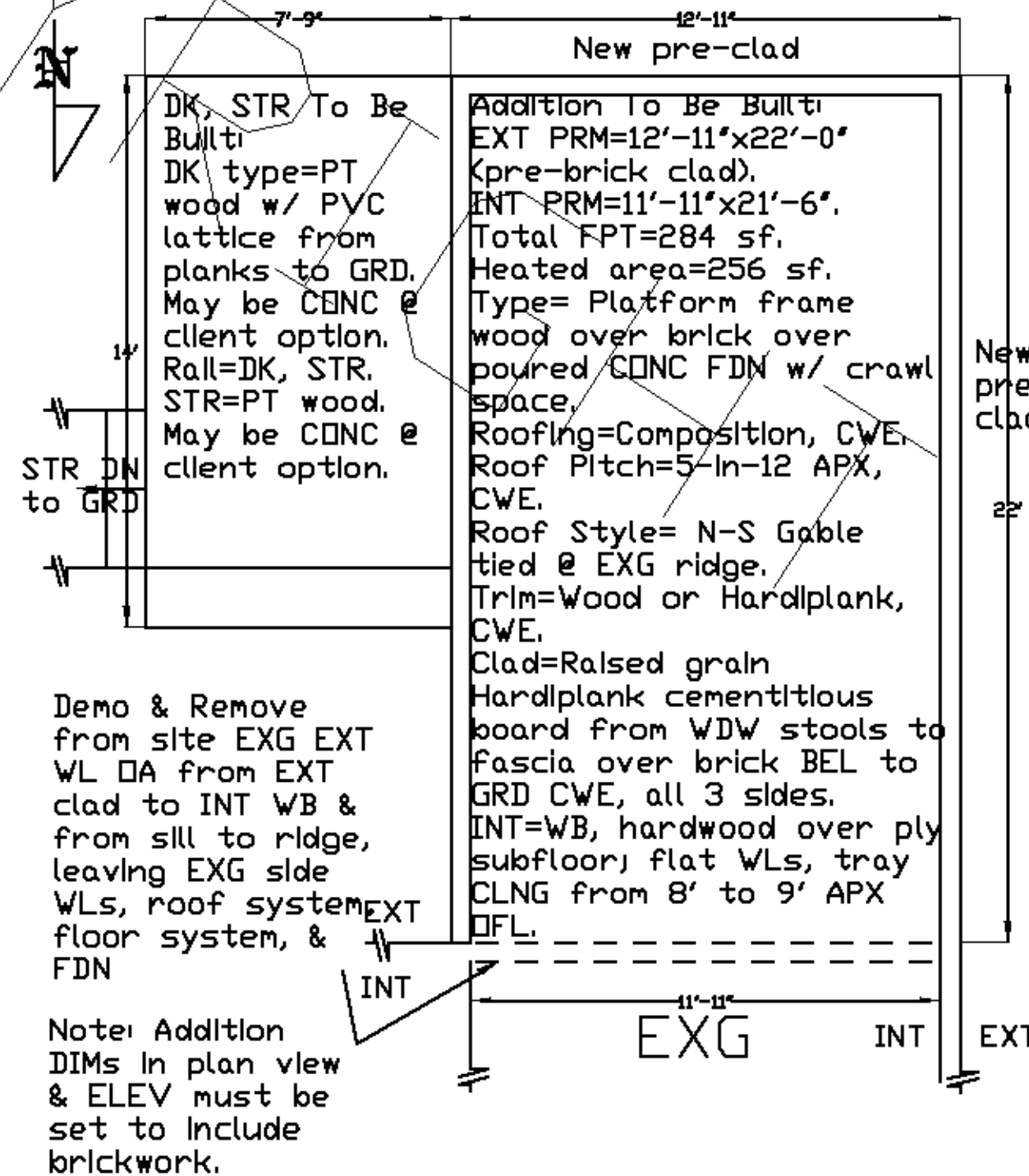
This bid plan involves: 1) an inhabitable addition to a one-story, detached, client-occupied, residence in a residential zone. The addition is to increase the inhabitable space streetward of an existing room at the front right (facing), or Southeast CRNR, of the residence; 2) add a small, railed deck and stairs to grade for exterior passage from the addition to grade @ the East face of the addition. Electrical wiring is indicated. Gas of any kind & water plumbing are not indicated. The existing electric utility service drop, pan, and cable to the panelboard must be relocated. In light of electric utility assistance on site and in light of further remodeling within this structure, consideration should be given to increasing line capacity to NLT 200A @ 120V/240V. Clients are herewith urged to contract felling and removing the large pine tree immediately to the South of this project before beginning project construction. Note that: 1) sanitary soil pipe is reported to run in area of the addition; 2) bath may be added at South end of addition; 3) deck or stairs or both may be concrete, possibly brick clad.

GENERAL NOTES

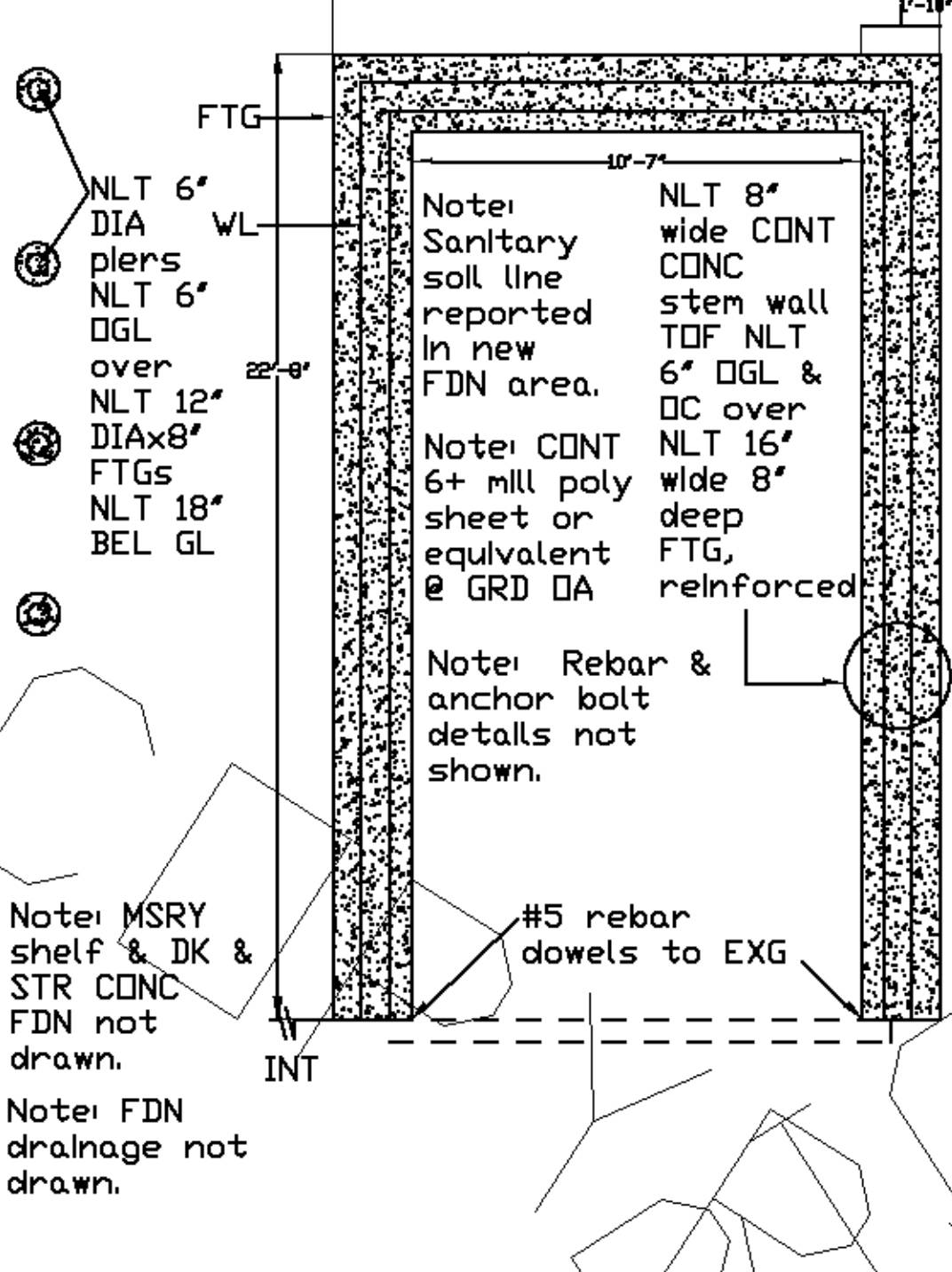
- Roofing shall be composition shingle CWE, over 15# felt w/ moisture impermeable layer NLT 4" each side of both valleys.
- Roof & WL SHTG shall be NLT 1/2" CDX plywood w/ SHTG clips, SHTG fastened perpendicular to rafters.
- FL SHTG shall be NLT 3/4" tongue & groove, glued & screwed DA.
- Rafters shall be NLT 2"x6" nominal @ NGT 24"OC, sleeper-blocked NGT 4"OC flush to rafter TDF & solid blocked @ midspan.
- WLS shall be NLT 2"x4" nominal @ NGT 16"OC, STL-strapped DA on the INT, w/ sole & double top plates, the latter overlapped @ the CRNRs.
- CLNG & FL JSTs shall be NLT 2"x6" @ 24"OC, solid blocked @ midspan.
- All dimensioned lumber shall be NLT SPF #2, neither finger-jointed, scabbed, spliced nor otherwise disCONT.
- Attic ventilation shall be NLT 2.2 sf net free vent area before discounting for louvers & screens & single, high net free vent area shall be NLT 1.1 sf, low area shall be CONT vented strips @ both E & W soffits DA & EXG covered roof shall be opened to new attic.
- Crawl space ventilation shall be by 3 FDN vents @ FDN WL tops one each on E, S, & W faces & each w/in 5' of a given CRNR allowing for maximum cross ventilation & even distribution.
- The crawl space shall be covered @ GRD w/ a CONT layer of moisture & vapor impermeable material NLT 6-mil poly sheet or equivalent.
- DK Posts shall be NLT 4"x4" DA, JSTs shall be NLT 2"x6" DA, Planks shall be NLT 3/4"x6" DA, railing w/st& NLT 200# force in any direction.
- CONC FDN FTG & CONT stem WL shall be a) a monolithic pour; b) FTG NLT 16"x8"; c) FTG base NLT 18" below GRD; d) WL centered on FTG; e) WL NLT 8"W; f) WL rise NLT 6" over grade; g) rated @ NLT 3500# compression; h) reinforced w/ NLT #4 rebar - NLT 2 to FTGs & NLT 2 to WLS; g) be CONTLY wet after pour for NLT 5 days; h) new WL & FTG doweled to EXG w/ NLT 3 #5 rebars NLT 6" into EXG FTG & NLT 4" into EXG WL using appropriate Simpson's Strong-Tie adhesive or equivalent connectors.
- Contractor shall verify all DIMS & conditions & be responsible for same.
- Plan revisions may be required to satisfy local conditions.
- Consult your building authority having jurisdiction.
- Electrical wiring as indicated.
- Land shall be graded evenly & w/out obstruction @ NLT 1"12" for NLT 10' down & away from FDN WLS.
- WB shall be 1/2" paint-ready w/ seal coat.
- EXT clapboard & trim shall be sealed with two (non-oil-based) brushed coats CWE or per client.
- If brick clad, MSRY shelf from GRD to FTG on VERT must account for full brick depth, rigid insulation if any, & NLT 1" air space.
- Post-brickwork EXT DIMS to be set.

NOTE WELL: NOT FOR CONSTRUCTION. NOTE WELL: COPYRIGHT PROTECTED. NOTE WELL: DATA & DIMENSIONS ARE APPROXIMATE.

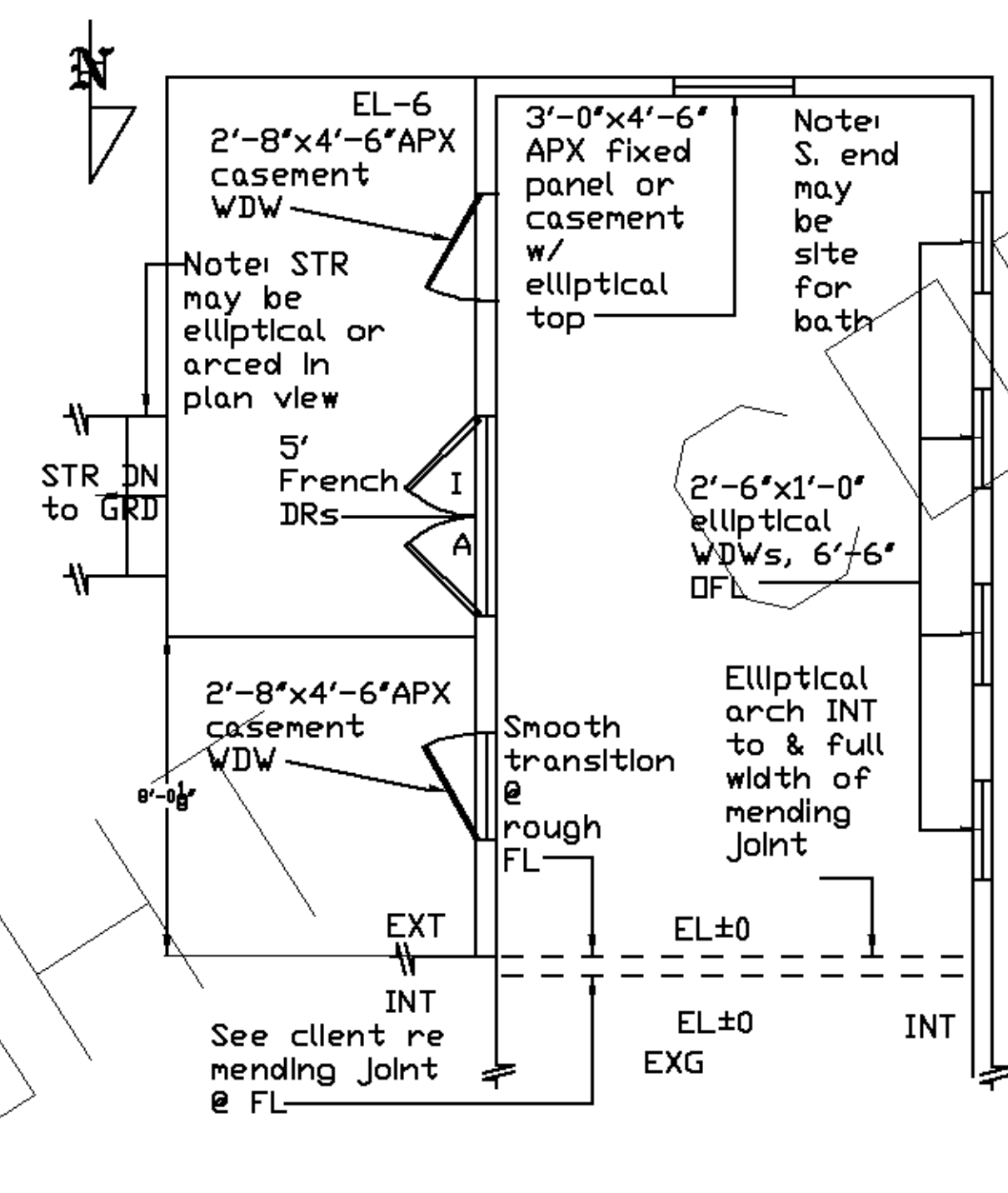
Overview, plan view. NTS.



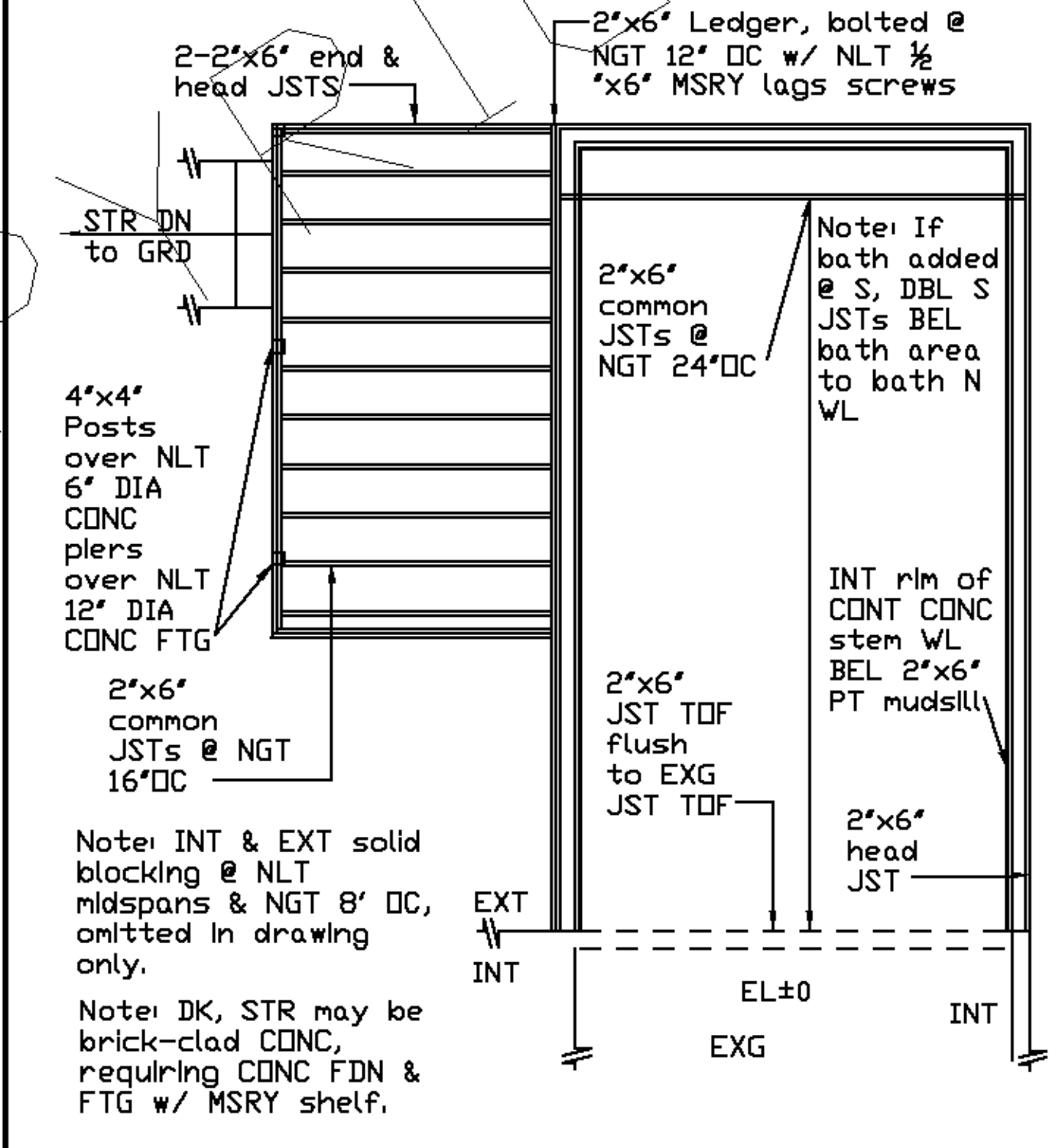
FDN Plan, plan view. NTS.



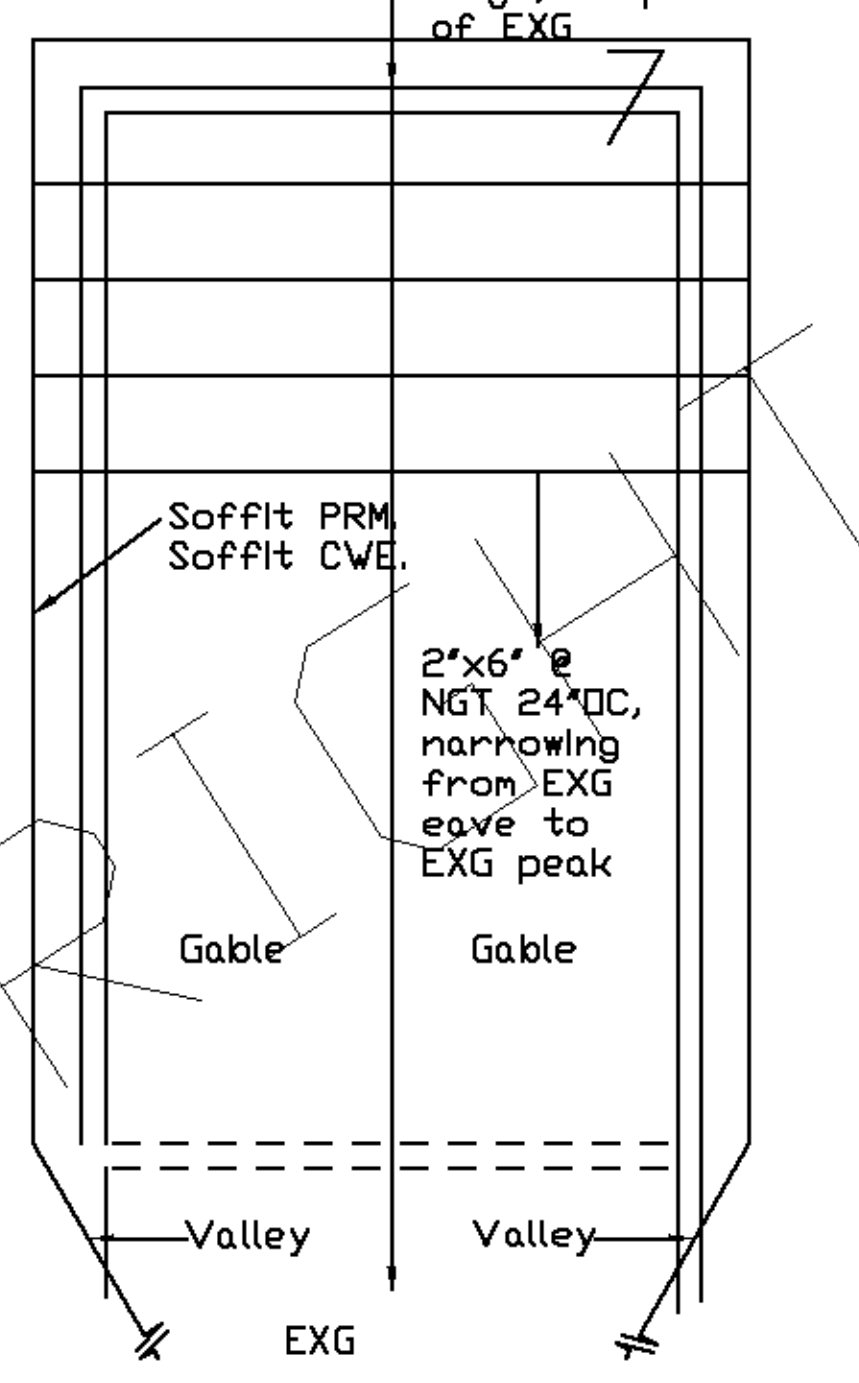
Floor Plan, plan view. NTS.



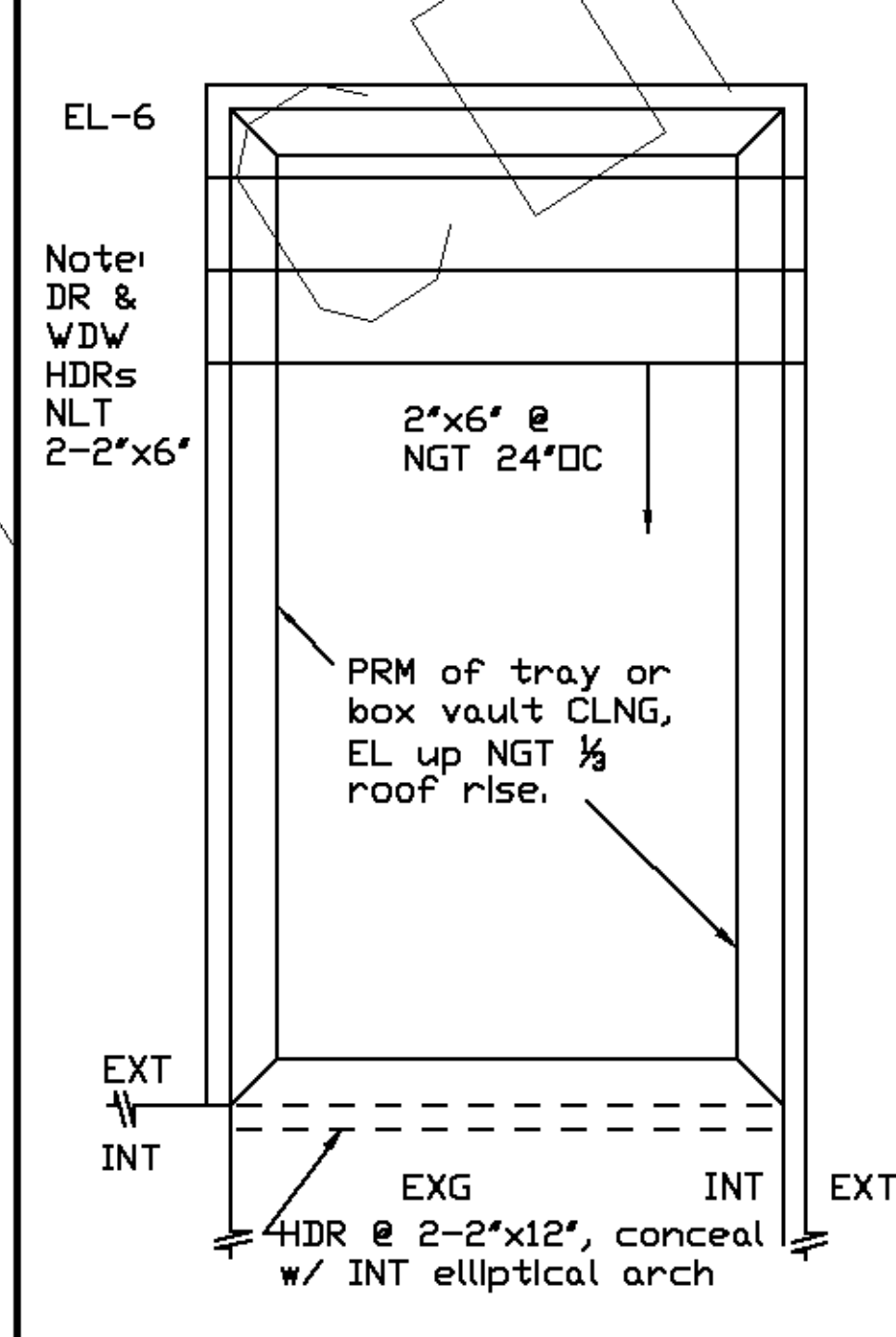
Floor & DK Framing Plan, plan view. NTS.



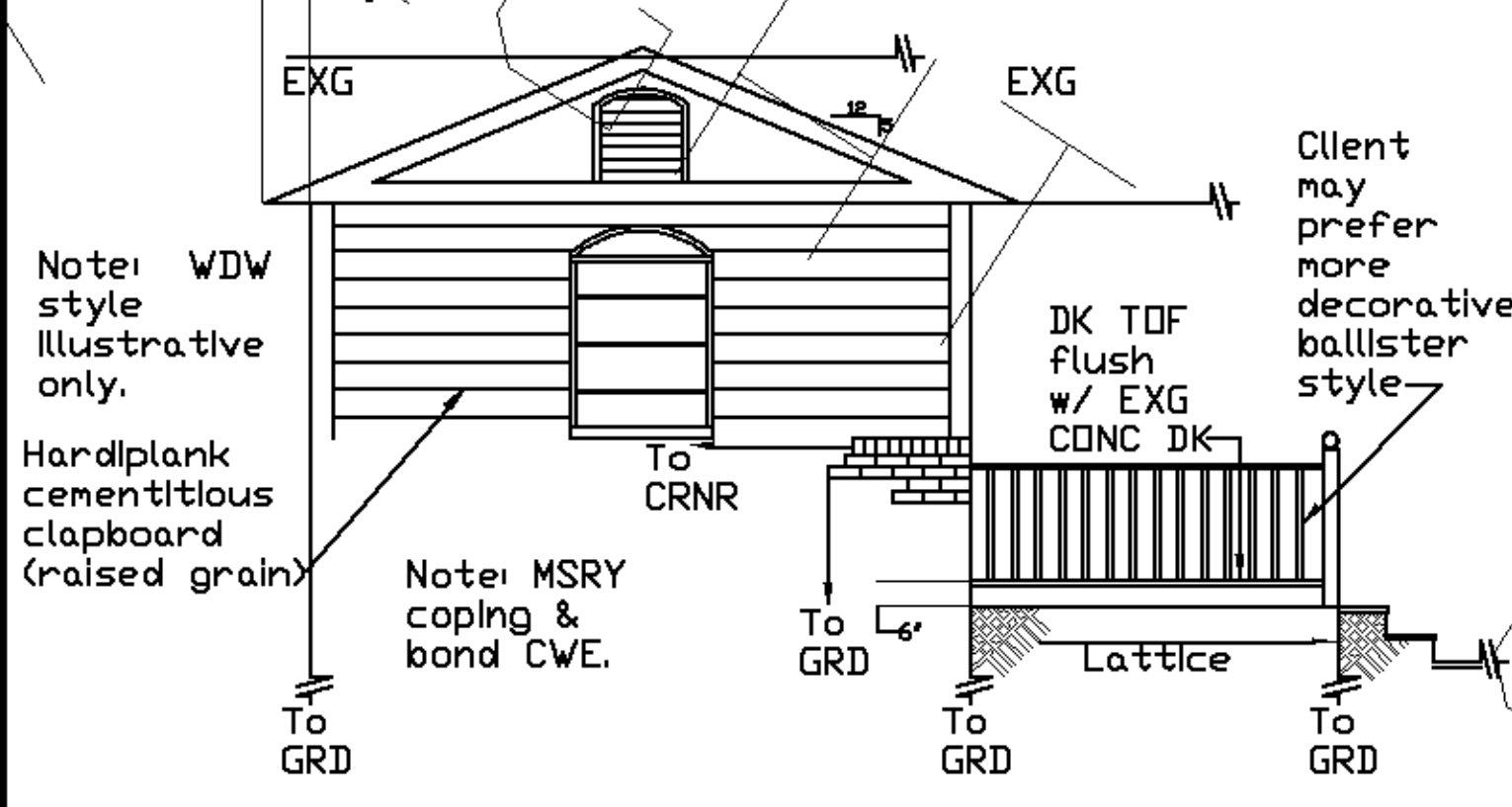
Roof Framing Plan, plan view. NTS.



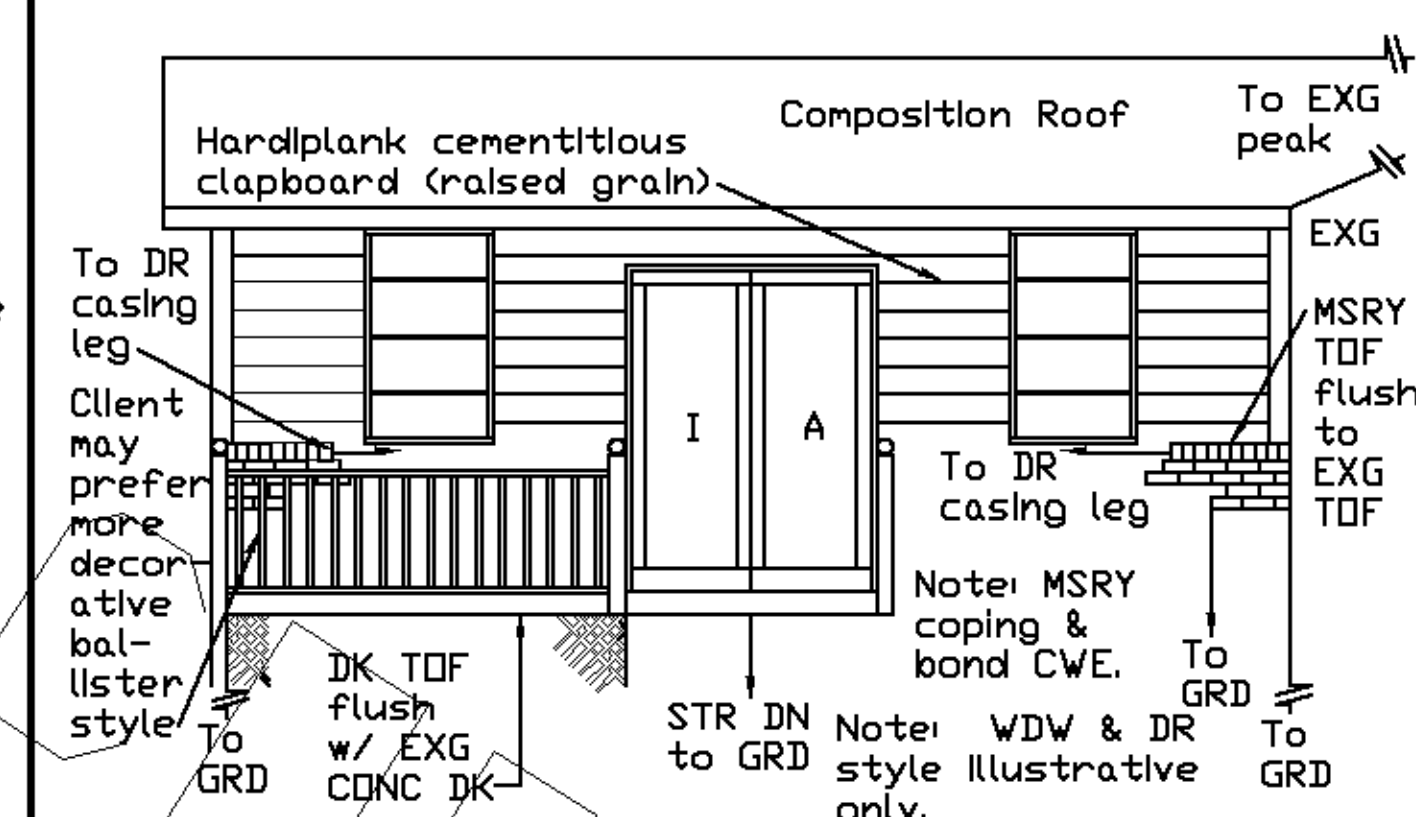
CLNG Framing Plan, plan view. NTS.



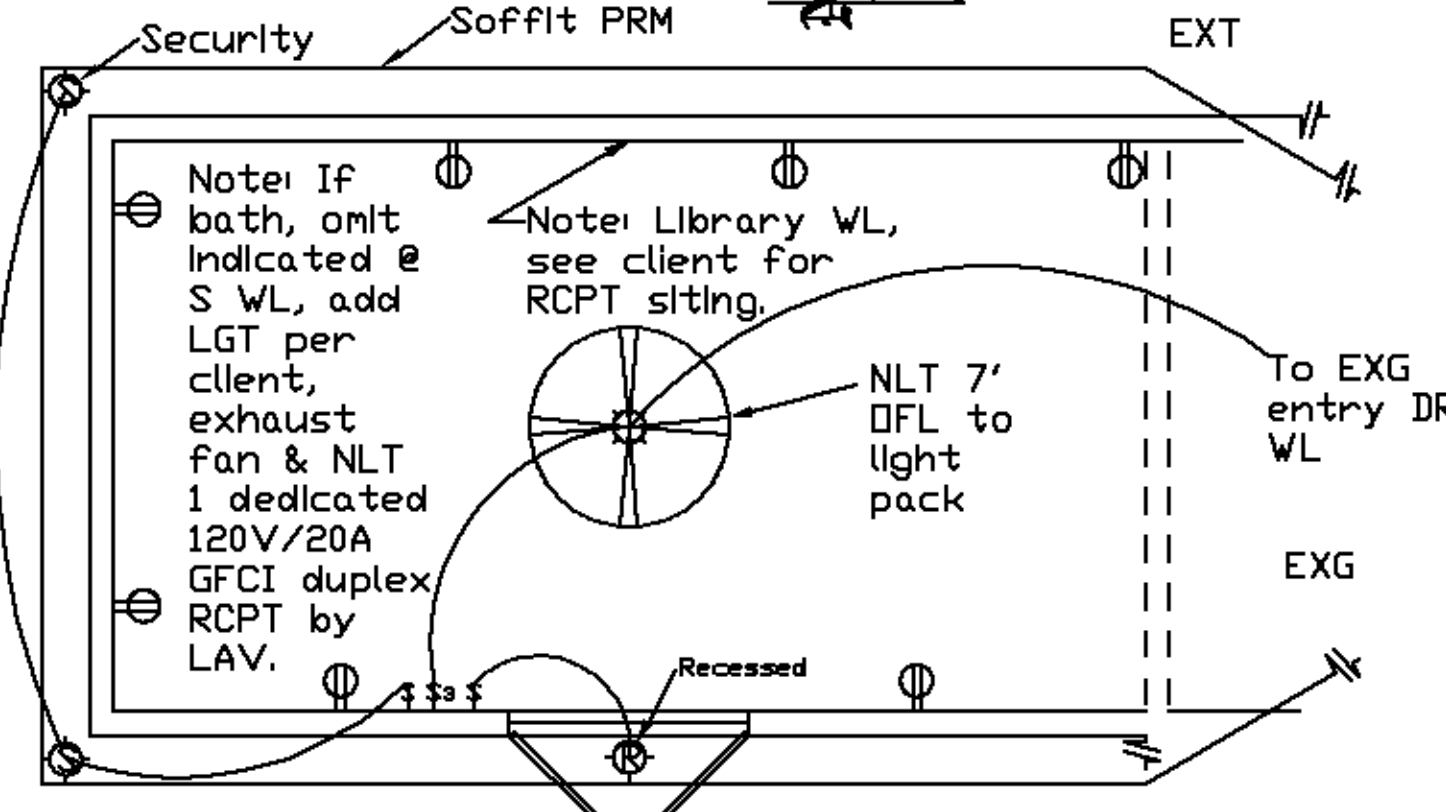
Elevation, S. NTS



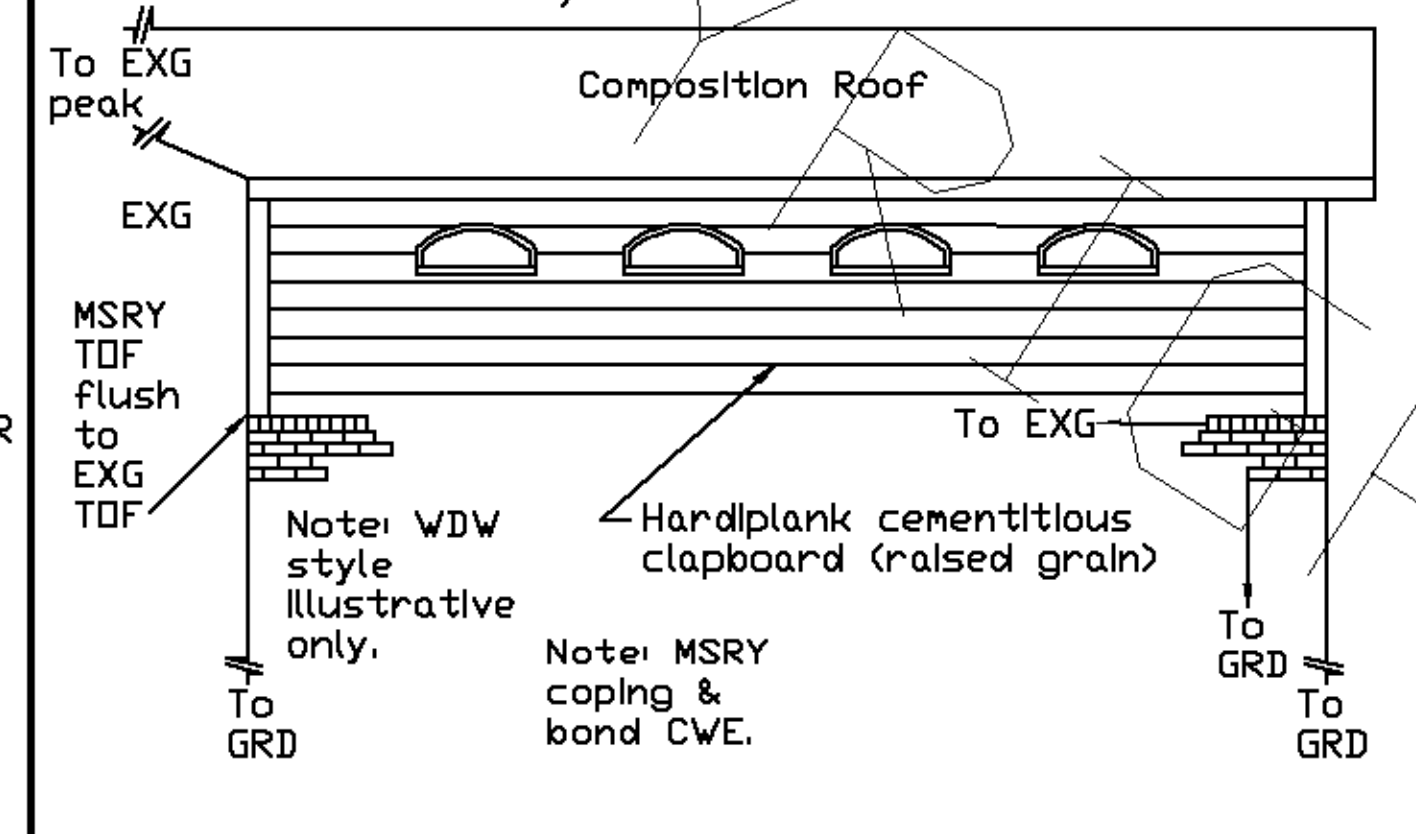
Elevation, E. NTS



Electrical Wiring Diagram. NTS



Elevation, W. NTS



KEY

- APX=Approximately
- BEL=Below
- CLNG=Ceiling
- CONC=Concrete
- CRNR=Corner
- CWE=Consistent W/ EXG
- DIA=Diameter
- DIM=Dimension
- DK=Deck
- DN=Down
- E=East
- EL=Elevation
- EXG=Existing
- EXT=Exterior
- FL=Floor Level
- GRD=Grade
- INT=Interior
- JST=Joist
- LAV=Lavatory
- LGT=Lighting
- MSRY=Masonry
- N=North
- NGT=Not Greater Than
- NLT=Not Less Than
- OA=Overall
- OC=On Center
- OFL=Over Floor Level
- PRM=Perimeter
- PT=Pressure-Treated
- RCPT=Receptacle
- S=South
- SHTG=Sheathing
- STR=Stairs
- TDF=Top Of Face
- VERT=Vertical
- W=West
- WB=Wallboard
- WL=Walk

DISCLAIMER: Before The Architect tried to do its best on this design plan print based on knowledge, experience, statements, & instructions. However, others will provide on-site consulting, supervise & control construction, & no one on the planet can ever possibly know all the codes, requirements, means, materials, & other conditions involved in this project; therefore, there cannot be any warranty, express or implied, w/ respect to the content or use of this print, including but not limited to any warranty of merchantability or fitness of construction, durability, function, safety, or hazards pre- or post-construction, or any liability for any errors or omissions due to incorrect information shown on this print. Use of this print is absolutely 100% @ your own risk.