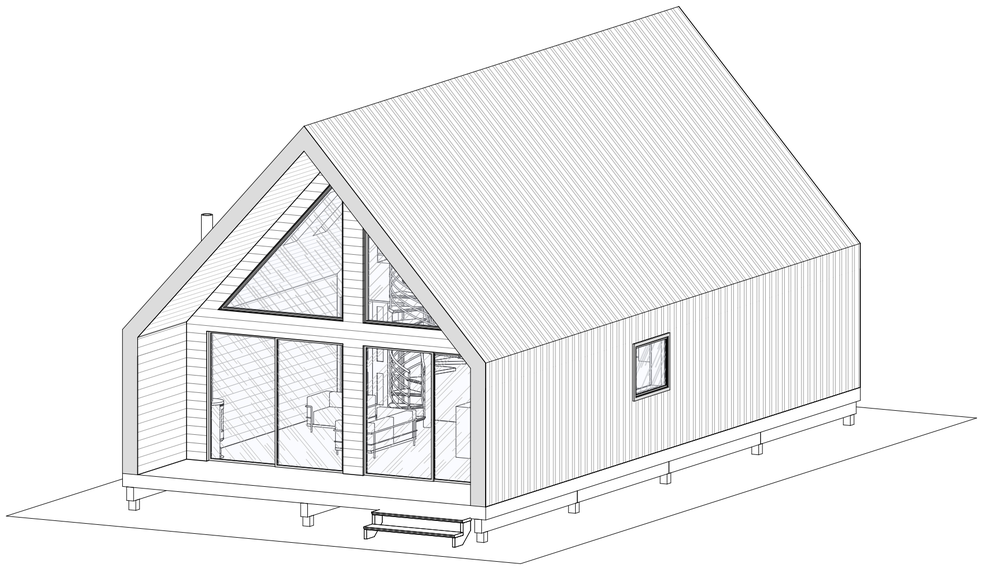
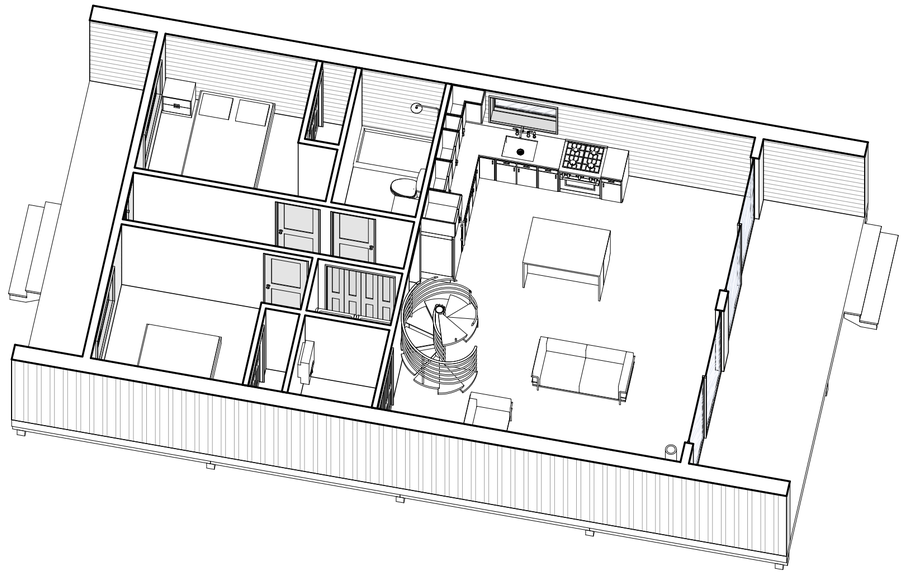
# NORDIC A-FRAME GETAWAY





NOTE: IF CONFLICT WITH NOTES ON PLANS, MOST RESTRICTIVE REQUIREMENTS WOULD GOVERN:

- 38X140mm FRAMING TO BE STUD GRADE.
- 38X89mm LIGHT FRAMING TO BE STUD GRADE.
- JOIST AND RAFTERS TO BE NO.1 D.F. (DOUG FIR.) – LARCH.
- BEAMS, STRINGERS AND HEADERS TO BE NO.1 D.F. – LARCH.
- POSTS AND TIMBERS BE NO.1 D.F. –LARCH.
- UNLESS OTHERWISE SPECIFIED, TIMBER SHALL BE DOUG FIR AND SHALL CONFORM TO W.C.L.I.B STANDARD GRADING AND DRESSING, RULES.

1. ALL STRUCTURAL: BEAM/BEAM, BEAM/COLUMN AND COLUMN/FOUNDATION JOINTS MUST BE POSITIVELY CONNECTED WITH SIMPSON OR EQUIVALENT CONNECTORS REGARDLESS OF LACK OF CONNECTION DETAILING ON PLANS. STANDARD CONNECTIONS U.O.N SIMPSON OR EQUIVALENT: BEAM/COLUMN "CC" BEAM/BEAM – "HUFT", COLUMN/PAD FOOTING – "CB"
2. COMBINATION LED LIGHT/VENT FAN, CAPABLE OF 5 AIR CHANGES/HOUR, AT INTERIOR BATHROOMS, OR ADD WHERE EXTERIOR BATHROOM WINDOW IS.
3. THE FOLLOWING SHALL APPLY FOR:
   A. WATER CLOSETS: 1.6 GPF
   B. SHOWER HEADS: 2.5 GPM
   C. LAUNDRY FAUCETS: 2.2. GPM
   D. SINK FAUCETS: 2.2 GPM
4. ALL HOSE BIBS ARE REQUIRED TO BE PROTECTED WITH A PERMANENTLY ATTACHED ATI–SIPHON DEVICE. MIN. 1 HOSE BIB REQUIRED FRONT AND BACK.
5. GROUND FAULT INTERCEPTOR PROTECTION (GFI) FOR ALL EXTERIOR RECEPTACLES, IN BATHROOMS, IN UNFINISHED BASEMENTS/CRAWL SPACES, IN GARAGES AND AT COUNTER TOP IN KITCHENS OR AT BAR SINKS.
6. SWITCHED LIGHT FIXTURE IN EVERY HABITABLE ROOM, BATHROOM, STAIRWAY, HALL, ATTACHED GARAGE AND AT OUTDOOR ENTRANCES.
7. PROVIDE 2 GFI PROTECTED EXTERIOR RECEPTACLES, WEATHER PROOF W/BUBBLE COVER ON AT THE REAR AND FRONT OF EACH DWELLING UNIT.
8. OUTLETS ARE REQUIRED FOR KITCHEN COUNTER SPACE 300mm AND WIDER IN SUCH A MANNER THAT NO POINT ALONG THE WALL IS MORE THAN 600mm FROM OUTLET OR MORE THAN 1200mm FOR ISLAND AND PENINSULA COUNTERS.
9. OUTLETS FOR WALL SPACES 600m AND WIDER AT MAXIMUM 300mm O.C. SO THAT NO POINT ALONG A WALL, FIXED GLASS, OR GUARD RAIL IS MORE THAN 1800mm FROM OUTLETS.
10. A DEDICATED 20 AMP BRANCH CIRCUIT FROM BATHROOM RECEPTACLES IS REQUIRED.
11. WATER HEATER WILL BE SECURELY STRAPPED TO WALL WITH TWO STRAPS. ONE WITHIN 1/3 OF TOP ON 1/3 OF BOTTOM. ELEVATE WATER HEATER MIN, 450mm ABOVE FLOOR ON 1 HR. PANE PEDESTAL.
12. PROVIDE APPROVED SMOKE DETECTORS.
13. SHOWERS SHALL BE FINISHED 1750mm ABOVE DRAIN WITH MATERIALS NOT ADVERSELY AFFECTED BY MOISTURE.
14. SAFETY GLAZING IS REQUIRED AT WARDROBE DOORS, SHOWER DOORS, AND WINDOWS AT BATH TUBS AND SHOWERS AND WITHIN 600mm OF DOORS.
15. PROVIDE DOUBLE TOP PLATE WITH 1200mm LAP SPLICES STRAPPED WITH SIMPSON STRAP ST6224.
16. PROVIDE FIRE BLOCKING, VERTICAL OR HORIZONTAL, SHALL CONFORM TO IRC R302.11.
17. ROOF SHEATHING: CDX STRUCTURAL 1 PLYWOOD OR APA RATED O.S.B. WITH NAILING PER AT ROOF FRAMING PLAN.
18. ALL GLAZING SHALL BE DUAL GLAZED TO MEET THE ENERGY CODE STANDARDS.
19. PROVIDE R–19 IN THE EXTERIOR WALLS, PROVIDE R–38 IN THE ROOF OR CEILING UNLESS OTHERWISE RECOMMENDED BY CERTIFIED ENERGY REPORT OR LOCAL CODE REQUIREMENTS.
20. DRYER VENT SHALL BE 100mm SMOOTH ROUND METAL, MAX. LENGTH OF 350mm WITH 90 DEGREE BENDS. ANY DEVIATION SHALL BE ENGINEERED AND APPROVED BY MECHANICAL UNIT.
21. PROVIDE PLUMBING ACCESS PANEL AT ALL TUBS PER PLUMBING CODE.
22. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
23. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS AS INDICATED.
24. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AS INDICATED

## SHEET INDEX


| S No. | SHEET NAME |
|---|---|
| ARCHITECTURAL PLANS | |
| A0 | COVER PAGE |
| A1 | GENERAL NOTES |
| A2 | FIRST FLOOR PLAN |
| A3 | LOFT PLAN |
| A4 | ROOF PLAN |
| A5 | ELEVATIONS 1 OF 2 |
| A6 | ELEVATIONS 2 OF 2 |
| A7 | SECTIONS |
| A8 | FLOOR PLAN |
| ELECTRICAL & PLUMBING PLANS | |
| M1 | ELECTRICAL PLAN |
| M2 | PLUMBING PLAN |

| S No. | SHEET NAME |
|---|---|
| M3 | WATER PIPING PLAN |
| STRUCTURAL PLANS | |
| S0 | FRAMING NOTES |
| S1 | FOUNDATION PLAN |
| S2 | FRAMING PLAN |
| S3 | LOFT FRAMING PLAN |
| S4 | ROOF FRAMING PLAN |
| SD1 | A-FRAME FRAMING DETAIL |
| SD2 | FRAMING DETAIL |


**BUILD INFORMATION:**

| | |
|---|---|
| First Floor: | 80 $m^2$ |
| Loft: | 34 $m^2$ |
| Total SF: | 114 $m^2$ |
| Porch/ Patio: | 22 $m^2$ |
| Max Height: | 6550 mm |
| Dimensions: L x W | 7,320 x 10,970 mm |
| Roof Pitch: | 13:12 |
| Structure: | LIGHT TIMBER FRAMING |
| Bedrooms: | 2 |
| Bathrooms: | 1 |

NORDIC A-FRAME GETAWAY

Designer: Designer

Drawn By: Author

NOTES

1. Plans are copyrighted and inteded for personal builds only
2. Review Plans with your local builder or engineer to make sure it is suitable for your site and local requirements
3. Printable sheet size is 18"x24"

REVISIONS

SCALE:

COVER PAGE

Sheet No.

A0

**DIV I - GENERAL REQUIREMENTS**

THE WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, REGULATIONS AND AMENDMENTS AND ALL OTHER AUTHORITIES HAVING JURISDICTION. THE WORK SHALL COMPLY WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE DOCUMENTS, INFORM THE ARCHITECT PRIOR TO PROCEEDING.

CONSTRUCTION METHODS AND TECHNIQUES- THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR FOR SAFETY MEASURES IN CONNECTION WITH THE WORK AND SHALL NOT BE HELD RESPONSIBLE FOR THE CONTRACTORS, SUBCONTRACTORS OR ANYONE PERFORMING THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

FIELD CONDITIONS AND DIMENSIONS- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ARCHITECT SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPANCIES IN INFORMATION AND OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND INFORMATION ON THE DRAWINGS PRIOR TO CONSTRUCTION

TYPICAL CONDITIONS - THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS INDICATED OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN OR DETAILED, THE CHARACTER AND QUALITY OF THE WORK SHALL BE THE SAME AS THAT INDICATED FOR SIMILAR CONDITIONS.

COORDINATION OF WORK- THE CONTRACTOR SHALL COORDINATE AND COMPARE ALL DRAWINGS BETWEEN THE DIFFERENT CONSULTANTS AND TRADES AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT MAY BE FOUND.

STRUCTURAL NOTES - IN CASE OF ANY DISCREPANCIES BETWEEN THESE NOTES AND NOTES ON THE STRUCTURAL DRAWINGS, THE NOTES FOUND ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

TEMPORARY BRACING - USE TEMPORARY BRACING AS REQUIRED TO STABILIZE BASEMENT AND FOUNDATION WALLS AND SUPERSTRUCTURE UNTIL PERMANENT CONSTRUCTION IS IN PLACE.

THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. THE ARCHITECT AND STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL SUPPLY ANY NECESSARY SHORING, BRACING, STRUTS, GUYS, ETC. TO PROPERLY BRACE THE STRUCTURE AGAINST WIND, DEAD AND LIVE LOADS UNTIL THE BUILDING IS COMPLETED ACCORDING TO THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOT PLACE BACK-FILL AGAINST BASEMENT WALLS UNTIL THE FLOOR SYSTEM IS COMPLETELY INSTALLED OR CONTRACTOR HAS PROVIDED ADEQUATE SHORING AND BRACING. ANY QUESTIONS REGARDING TEMPORARY BRACING REQUIREMENTS SHOULD BE FORWARDED TO A STRUCTURAL ENGINEER FOR REVIEW.

MECHANICAL UNITS AND ANY OTHER EQUIPMENT SUPPORTED BY THE STRUCTURE WITH WEIGHTS IN EXCESS OF 200 POUNDS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

PRODUCT LITERATURE AND MANUFACTURER'S RECOMMENDATIONS COMPLY WITH THE MANUFACTURER'S OR FABRICATOR'S INSTRUCTIONS OR RECOMMENDATIONS FOR THE PREPARATION OF SUBSTRATES AND INSTALLATION AND USE OF MATERIAL.

SOIL TREATMENT FOR TERMITE CONTROL (IF APPLICABLE)APPLY TOXICANT TO SOIL IN ENTIRE AREA TO BE OCCUPIED BY STRUCTURE AND TO 2' BEYOND PERIMETER LINE OF STRUCTURE. USE APPROVED TOXICANT WITH A FIVE YEAR GUARANTEE. NOTE: THIS ITEM MAY BE WAIVED IF SITE CONDITIONS DO NOT WARRANT IT AND WITH OWNERS APPROVAL.

FIRE RATED ASSEMBLIES - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS TO VERIFY AND CONSTRUCT ALL RATED ASSEMBLIES TO COMPLY EXACTLY WITH THE REQUIREMENTS OF THE TEST REPORTS LISTED. THE ARCHITECT SHALL BE NOTIFIED PROMPTLY OF ANY CHANGE IN MATERIALS PRIOR TO CONSTRUCTION AND ANY CHANGES IN MATERIALS MUST HAVE THE PRIOR APPROVAL OF THE ARCHITECT. ALL FIRE RATED ASSEMBLIES ARE CONTINUOUS UNLESS OTHERWISE NOTED. ASSEMBLY MATERIALS SHALL TAKE PRECEDENCE OVER MATERIALS SPECIFIED IN THESE DRAWINGS.

RADON TESTING - CONTRACTOR TO INVESTIGATE SITE AND CONDUCT NECESSARY TEST TO ENSURE THAT RADON GAS DOES NOT EXCEED SAFE LIMITS AS MANDATED BY STATE OR LOCAL LAWS. NOTIFY ARCHITECT AND LOCAL JURISDICTIONAL AUTHORITIES BEFORE BEGINNING CONSTRUCTION FOR SPECIFIC DETAILS WHICH MAY BE REQUIRED.

MECHANICAL / PLUMBING / ELECTRICAL CONTRACTORS SHALL BE REQUIRED TO SEAL ALL HORIZONTAL AND VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.

ALL SHEATHING PENETRATIONS CAUSED BY ERECTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

DETAILS OF CONSTRUCTION OF ANY RETAINING WALL BUILT MUST BE SUBMITTED TO THE OFFICE OF THE BUILDING INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

CRAWL SPACE SHALL BE PROVIDED UNDER FLOOR JOIST NOT LESS THAN 18" IN DEPTH, AND SUCH SPACE SHALL BE VENTED WITH SCREENED OPENINGS HAVING A CLEAR AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA.

GENERAL CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROVIDE NECESSARY STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SLEEVES, ANCHORS, VENT OPENING, ETC THAT MIGHT BE REQUIRED.

**DIV II - EXISTING CONDITIONS - SITE WORK**

THESE DRAWINGS DO NOT COVER SITE WORK, EXCAVATION, GRADING AND LANDSCAPING. REFER TO THE SITE DRAWINGS PREPARED BY THE CIVIL ENGINEER FOR THESE ITEMS.

SOIL INVESTIGATION AND REPORT - ALL EARTH WORK, COMPACTION AND SUPERVISION SHALL BE DONE ACCORDING TO THE RECOMMENDATIONS OF THE SOIL INVESTIGATION REPORT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER. CONCRETE SLAB AND FOOTING CALCULATIONS ARE BASED ON SOIL BEARING CAPACITY NOTED UNDER "STRUCTURAL DESIGN LOADS". IF ON-SITE BORINGS REVEAL LESSER VALUES, NOTIFY THE ARCHITECT, IN WRITING.

EXCAVATION - SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON FROZEN EARTH. NO FOOTING SHALL BE PLACED ON SOFT MATERIAL.

BACKFILL AND COMPACTION GRADED EARTH CONTAINING NO ORGANIC MATERIAL, TRASH, MUCK, ROOTS, LOGS, STUMPS, CONCRETE, ASPHALT, OR OTHER DELETERIOUS SUBSTANCES. BACKFILL SHALL BE - USE ONLY CLEAN, WELL COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE ASTM D698 STANDARD PROCTOR TEST. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL SUPER STRUCTURE IS IN PLACE. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. BACKFILL IN LAYERS OF 6"-8" EACH. ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT.

**DIV III - CONCRETE**

CONCRETE/FOUNDATIONS- ALL REINFORCED CONCRETE TO BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318
SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SPECIFICATIONS

INSPECTIONS - FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO THE PLACING OF ANY CONCRETE. THE BUILDING OFFICIAL SHALL BE GIVEN NOTICE FOR THIS INSPECTION.

DRAINAGE OF FOOTINGS - UNLESS OTHERWISE NOTED PROVIDE PERIMETER BASEMENT WALLS WITH 4" OR 6" DIAMETER PERFORATED CORRUGATED PLASTIC DRAIN LAID ON 2" GRAVEL BASE W/ 6-8" GRAVEL COVER WITH JOINTS COVERED WITH FILTER CLOTH FOR PERFORATED TILE. SLOPE DRAIN TILE AS REQUIRED TO DRAIN TO STORM SEWER OR OUTFALL. PUT 18" OF GRAVEL ALL AROUND FOUNDATION PROVIDE FREE DRAINING, GRANULAR BACKFILL WITH A MAXIMUM EQUIVALENT FLUID PRESSURE = 30 PSF PER FOOT OF DEPTH AGAINST BASEMENT & RETAINING WALLS. IF BACK-FILL PRESSURE EXCEEDS 30 PSF THEN WALL MUST BE DESIGNED FOR ACTUAL PRESSURES BY STRUCTURAL ENGINEER.

DAMPPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS- EXTERIOR FOUNDATION WALLS OF MASONRY CONSTRUCTION ENCLOSING BASEMENTS SHALL BE DAMPPROOFED BY APPLYING NOT LESS THAN 3/8" OF PORTLAND CEMENT PARGING TO THE WALL FROM FOOTING TO FINISH GRADE. THE PARGING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE. EXTERIOR FOUNDATION WALLS OF CONCRETE CONSTRUCTION ENCLOSING BASEMENTS SHALL BE DAMPPROOFED BY APPLYING A COAT OF APPROVED BITUMINOUS MATERIAL TO THE WALL FROM THE FOOTING TO THE FINISH GRADE LINE AT THE RECOMMENDED RATE. FOUNDATION WALLS OF HABITABLE ROOMS LOCATED BELOW GRADE SHALL BE WATERPROOFED WITH MEMBRANES EXTENDING FROM THE EDGE OF THE FOOTING TO THE FINISH GRADE LINE. THE MEMBRANE SHALL CONSIST OF EITHER 2-PLY HOT-MOPPED FELTS, 6-MIL POLYVINYL CHLORIDE, 55 POUND ROLL ROOFING OR EQUIVALENT MATERIAL. THE LAPS IN THE WATERPROOFING MEMBRANE SHALL BE SEALED AND FIRMLY AFFIXED TO THE WALL. FOUNDATION WALL MAY BE DAMPPROOFED OR WATERPROOFED USING MATERIALS OR METHODS OF CONSTRUCTION OTHER THAN COVERED IN THIS SECTION WHERE APPROVED BY THE BUILDING OFFICIAL.

REINFORCING - SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND SIZE ORE REINFORCING STEEL.FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH CRSI STANDARDS.

NO CONCRETE SHALL BE POURED INTO TRENCHES CONTAINING STANDING WATER OR MUD. FOOTINGS SHALL BE DEWATERED PRIOR TO PLACEMENT OF CONCRETE. NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTORS AND INSPECTED BY THE APPROPRIATE BUILDING OFFICIAL(S).

MINIMUM PROTECTIVE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

| CONCRETE STRUCTURE | MIN COVERAGE |
|---|---|
| 1. FOOTINGS | 75mm |
| 2. BEAMS/COLUMNS | 50mm |
| 3. FLOOR SLABS | |
| REFINFORCING BARS | 19.05mm |
| WELDED WIRE MESH | MID-SLAB |
| 4. FOUNDATION WALLS | |
| INTERIOR FACE | 25mm |
| EXTERIOR WALL | 75mm |

WATERPROOFING AND DRAIN TILES - AT POURED CONCRETE EXTERIOR FOUNDATION WALLS THAT ENCLOSE HABITABLE OR USABLE SPACE, WATERPROOF THE FOUNDATION WALLS WITH A MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO FINISH GRADE. THE MEMBRANE SHALL CONSIST OF 2-PLY HOT MOPPED FELTS WITH JOINTS LAPPED AND SEALED - OR SHALL BE OF OTHER CODE APPROVED SYSTEM. FOR OTHER SYSTEMS, CONTRACTOR SHALL PROVIDE LITERATURE TO ARCHITECT AND COUNTY AUTHORITIES FOR REVIEW AND APPROVAL.

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE AND MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE INCLUDING CELLARS AND CRAWL SPACES WHERE GRADE IS LOWER THAN EXTERIOR. LAY DRAIN TILE [PERFORATED 4" DIAMETER PVC PIPE] IN VDOT NO. 57 GRAVEL. THE GRAVEL SHALL EXTEND 300mm MINIMUM BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 150mm ABOVE THE TOP OF THE FOOTING. GRAVEL SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE. PERFORATED PIPE SHALL BE PLACED ON 50mm GRAVEL AT LEAST ONE SIEVE SIZE LARGER THAN THE PERFORATIONS AND COVERED WITH 150mm MINIMUM OF THE SAME MATERIAL. BE SURE THAT BACKFILL HAS BEEN WELL COMPACTED BEFORE GRAVEL IS PLACED. THE GRAVEL FILTER SHALL BE COMPLETELY COVERED WITH GEOTEXTILE FABRIC [EOS NO. 70 SIEVE, GRADIENT 2 OR LESS]. OTHER CODE APPROVED DRAINAGE SYSTEMS MAY BE USED. FOR OTHER SYSTEMS, CONTRACTOR SHALL PROVIDE LITERATURE TO ARCHITECT AND COUNTY AUTHORITIES FOR REVIEW AND APPROVAL.

DRAIN TO DAYLIGHT OR A SUMP PUMP PER THE ENGINEER'S DRAWINGS. FILTER FABRIC SHALL HAVE AN OPEN AREA OF 40% OR LESS AND AN EQUIVALENT OPENING SIZE OF A NO. 40 SIEVE.

**DIV IV - UNIT MASONRY**

BRICK SHALL BE MADE FROM CLAY OR SHALE AND CONFORM TO ASTM SPECIFICATION C62.FOR FOUNDATIONS, WORK BELOW GRADE AND WORK IN CONTACT WITH EARTH, USE GRADE SW. USE GRADE MW FOR EXTERIOR WALL ABOVE GRADE AND GRADE NW FOR INTERIOR WALLS AND FOR BACK UP OF WALLS FACED WITH FACING BRICK. ALL MATERIALS TO BE USED ARE TO MEET ASTM OR PUBLISHED STANDARDS ACCEPTED BY THE ASTM.

USE TYPE M MORTAR FOR BELOW GRADE APPLICATIONS AND TYPE S MORTAR FOR ALL OTHER APPLICATIONS. MASONRY CEMENT SHALL CONFORM TO ACCEPTED PRACTICE FOR MASONRY. MIX ALL CEMENTITIOUS MATERIALS AND SAND IN A MECHANICAL BATCH MIXER FOR A MINIMUM OF FIVE (5) MINUTES. ADJUST THE CONSISTENCY OF THE MORTAR TO THE SATISFACTION OF THE MASON. ALL MORTAR SHALL BE USED WITHIN 2-1/2 HOURS OF THE INITIAL MIXING AND SHALL NOT BE USED AFTER IT HAS BEGUN TO SET.

MATERIALS SHALL CONFORM TO THE FOLLOWING STANDARDS:
1. MORTAR: ASTM C270-12A
2. HOLLOW CMU: ASTM C90-13
3. FACE BRICK: ASTM C216-13

ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ACI 530.1-13 AND ASCE 6-13. ALL MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION AND SHALL NOT BE LAID IN TEMPERATURES BELOW 35 DEGREES FAHRENHEIT WITHOUT PRECAUTIONS NECESSARY TO PREVENT FREEZING.NO ANTIFREEZE ADMIXTURES SHALL BE ADDED TO MORTAR.

BRICK VENEER SHALL BE ATTACHED TO WOOD FRAMING WITH CORROSION-RESISTANT 22-GAGE CORRUGATED GALVANIZED METAL TIES [MINIMUM 7/8" WIDE]. PLACE TIES VERTICALLY AT 24" O.C. AND HORIZONTALLY AT 24" O.C. AND SHALL SUPPORT NOT MORE THAN 2.67 SQUARE FEET OF WALL AREA. PROVIDE 1" MINIMUM AIR SPACE BETWEEN VENEER AND SHEATHING.

PROVIDE 15 LB ASPHALT FELT OVER SHEATHING AS A MOISTURE BARRIER AND PROVIDE WEEP HOLES FOR DRAINAGE THROUGH ONE VERTICAL BRICK JOINT AT 33" O.C. AND NOT LESS THAN 3/16" IN DIAMETER. LOCATE WEEP HOLES IMMEDIATELY ABOVE ALL FLASHING.

LOCATE FLASHING BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISH GRADE ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS.

**DIV VI - WOODS**

LUMBER - ALL EXTERIOR LUMBER (DECKS, HANDRAILS, ETC.) AND LUMBER THAT IS IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA STANDARDS AND STAMPED "GROUND CONTACT 0.40 LBS/CUBIC FOOT."

NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT.

JOISTS, RAFTERS, AND BEAMS SHALL BE SET WITH THE CROWN EDGE UP. DOUBLE JOISTS/RAFTERS TO FORM HEADERS AND TRIMMERS AROUND ROUGH OPENINGS AS REQUIRED, PROVIDING BLACKING OR SUITABLE EDGE SUPPORT BETWEEN MEMBERS WHERE NECESSARY.

THE ENDS OF EACH JOIST, BEAM, OR GIRDER SHALL HAVE NOT LESS THAN 38mm OF BEARING ON WOOD OR METAL AND NOT LESS THAN 76MM ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 38 X 89MM RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY USE OF APPROVED JOIST HANGERS. GRADE STAMPS SHALL APPEAR ON ALL LUMBER.

STORE ALL LUMBER ABOVE GRADE AND PROTECT FROM EXPOSURE FROM WEATHER.
FLOOR FRAMING MEMBERS WITH CERAMIC TILE OR HARDWOOD FINISH FLOORS SHALL BE FRAMED A MAXIMUM OF 490MM O.C.ALL OTHER AREAS SHALL BE FRAMED AT A MAXIMUM OF 600MMO.C.

FIRE RETARDANT TREATED PLYWOOD AND DIMENSIONAL LUMBER (WHERE APPLICABLE) - IF FIRE RETARDANT TREATED PLYWOOD IS APPLIED TO A STRUCTURE ,(FIRE RETARDANT PLYWOOD MUST BE APPLIED 1200mm TO EITHER SIDE OF FIRE WALLS OR PARTY WALLS UNLESS NOTED OTHERWISE) IT IS TO BE ACCOMPANIED BY VERIFICATION THAT ACID HYDROLYSIS WILL NOT OCCUR IN THE PRODUCT AT TEMPERATURES BELOW 400 DEGREES FAHRENHEIT; THIS CERTIFICATION MUST COME FROM THE MANUFACTURER AND BE APPROVED BY A CERTIFIED TESTING AGENCY AND LOCAL BUILDING OFFICIALS.

FIREBLOCKING - FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH HORIZONTAL AND VERTICAL, AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER IRC SECTION R302.11.

FIREBLOCKING SHALL BE PROVIDED:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY NOT EXCEEDING 3000MM;
2. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUACH AS SOFFITS AND DROPPED CEILINGS
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE ROP AND BOTTOM OF THE RUN
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL
5. CHIMNEYS AND FIREPLACES PER SECTION R1003.19
6. CORNICES OF TWO-FAMILY DWELLINGS AT THE LINE OF DWELLING UNIT SEPARATION

DRAFTSTOPPING - LOCATIONS AND DRAFTSTOPPING MATERIALS SHALL BE USED IN ACCORDANCE WITH IRC SECTION R302.12

DRAFTSTOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY.

DRAFTSTOPS SHALL BE INSTALLED TO FORM CONCEALED SPACES NOT TO EXCEED 1,000 SF, AND DIVIDING CONCEALED SPACES INTO APPROXIMATELY EQUAL AREAS.

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES WITH EITHER SUSPENDED CEILINGS OR OPEN WEB FLOOR TRUSS ASSEMBLIES

INTERIOR TRIM - WINDOWS, DOOR AND BASES MAY BE FINGER JOINTED, 64mm TRADITIONAL PROFILE OR AS INDICATED ON DRAWINGS.

INTERIOR STAIRS - PRE-FABRICATED WOOD UNLESS OTHERWISE NOTED

SHELVING - 19.1mm FILLED FLAKEBOARD WITH TAPERED FRONT EDGE, SHOP AND METAL BRACKETS, 1100mm O/C MAX., UNLESS INDICATED OTHERWISE ON DRAWINGS OR VINYL WRAP WIRE SHELVING AS SELECTED BY BUILDER (OWNER).
RAILINGS- RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR EXCEEDING 3 RISERS IN HEIGHT OR 600mm ABOVE GRADE.

HANDRAILS - AT STAIR (IF APPLICABLE): 850-950 HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAIL GRIP SIZE SHALL HAVE EITHER A CIRCULAR CROSS SECTION DIAMETER OF 6.35mm TO NOT MORE THAN 50mm DIAMETER OR A NONCIRCULAR CROSS SECTION w/ AN EQUIVALENT GRASPING SURFACE, EDGED TO HAVE A MINIMUM RADIUS OF 3mm

GUARDRAILS - NOT LESS THAN 900mm HEIGHT, MEASURED VERTICALLY. CONSTRUCT SUCH THAT A SPHERE WITH A DIAMETER OF 100mm CANNOT PASS THROUGH ANY OPENING.

**DIV VII - THERMAL AND MOISTURE PROTECTION**

ROOFING - ALL ROOFING ASSEMBLIES AND COVERINGS SHALL BE CLASS C (MINIMUM).

COMPOSITE COMPOSITION SHINGLES: PROVIDE AND INSTALL TWENTY (20) YEAR SELF-SEALING SHINGLES OVER ONE (1) LAYER OF 15 LB ASPHALT-SATURATED FELT UNDERLAYMENT APPLIED SHINGLE FASHION AND LAPPED A MINIMUM OF 50MM FOR SLOPES GREATER THAN 4:12. FOR SLOPES FROM 2:12 TO 4:12, UNDERLAYMENT SHALL BE TWO LAYERS WITH A 475MM STRIP PARALLEL WITH AND STARTING AT THE EAVE. STARTING AT THE EAVE, APPLY A 36" WIDE SHEET OVERLAPPING SUCCESSIVE SHEETS 19". INSTALL PER MANUFACTURER'S SPECIFICATIONS.

VALLEY FLASHING - OPEN VALLEYS SHALL BE FLASHED WITH MIN. NO. 28 GAUGE GALVANIZED CORROSION - RESISTANT SHEET METAL AND SHALL EXTEND MINIMUM 200mm FROM CENTER LINE EACH WAY. CLOSED VALLEY FLASHING SHALL BE TWO LAYERS 90# MINERAL SURFACED CAP SHEET WITH BOTTOM LAYER MINIMUM 300mm WIDE AND TOP LAYER 600mm WIDE, CEMENTED TOGETHER. CLOSED VALLEYS MAY ALSO BE OF 900mm WIDE FOIL ROOFING MATERIAL NOT LESS THAN NO. 50 IN THE VALLEY OVER THE UNDERLAYMENT.

PROVIDE ICE PROTECTION CONSISTING OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF ADHERING POLYMER MODIFIED BITUMEN SHEET FROM THE EAVE'S EDGE TO 600MM INSIDE THE EXTERIOR WALL LINE OF BUILDING.

ROOF EDGE - PROVIDE NON-CORROSIVE ALUMINUM DRIP EDGE FLASHING AT ROOF EDGE.

BUILT UP ROOFING - TO BE DETAILED ON DRAWINGS AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

ROOFING AND SHEET METAL - INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARDS AND DETAILS ESTABLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. "SMACNA" - REFER TO 4TH EDITION, 1987, FOR SPECIFIC DETAIL INFORMATION.

SINGLE PLY ROOFING - E.P.D.M. SINGLE PLY ROOFING MEMBRANE .045 MIL OR BETTER TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND APPLICABLE BUILDING CODES.

SNOW GUARDS - INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS STANDARDS AND RECOMMENDATIONS FOR QUANTITY, LOCATION AND SPACING.

EXTERIOR WALLS

A. FLASHING - TO BE NON-CORROSIVE ALUMINUM OR COPPER PROVIDED AT TOPS AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER TO BE LEAKPROOF. REFER TO STANDARDS AND DETAILS ESTABLISHED BY THE SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. "SMACNA", 4TH EDITION, 1987.
B. FLASH AND COUNTER FLASH - ALL ROOF TO WALL CONDITIONS, MINIMUM NO. 26 GAUGE CORROSION RESISTANT ALUMINUM STEP FLASHING AS REQUIRED TO MAINTAIN MINIMUM HEIGHT. WHEN FLASHING AGAINST MASONRY, FLASHING SHALL BE INSTALLED W/ 1/2" REGLET & THEN SEALED
C. FLASH ALL EXTERIOR OPENINGS AND ALL BUILDING CORNERS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND AT LEAST 100mm BEHIND WALL COVERING.
D. FLASH AND CAULK - WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.
E. EXTERIOR SHEATHING - 11.1mm O.S.B. SHEATHING INSTALLED PER MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE ON DRAWINGS.
F. CAULKING / SEALANT - AS SELECTED BY BUILDER (OWNER) - SUBMIT PRODUCT LITERATURE TO ARCHITECT FOR APPROVAL.
G. FLASHING - WHEN VENEER OF BRICK, CLAY, TILE, CONCRETE OR NATURAL OR ARTIFICIAL STONE ARE USED, 30 MIL PLASTIC FLASHING SHALL BE ATTACHED TO THE SHEATHING WHEREVER NECESSARY TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER & EXTEND TO OR BEYOND THE FACE OF MASONRY VENEER. 30 MIL THROUGH THE WALL FLASHING TO BE PROVIDED AT ALL FLOOR LEVELS IN SUCH A MANOR TO BE LEAK PROOF.
H. ROUGH CARPENTRY CONTRACTORS SHALL SEAL WITH CONSTRUCTION ADHESIVE, PLATES AT FLOOR AND CEILING AND CAULK ALL WINDOWS AND DOOR FLANGES / JAMBS AND ALL PANEL BUTT JOINTS PRIOR TO AND DURING ERECTION.
I. ALL WOOD SHALL BE MINIMUM 200mm ABOVE FINISH GRADE OR PRESSURE TREATED LESS THAN 200mm ABOVE FINISH GRADE. ALL SIDING SHALL BE MINIMUM 150mm ABOVE FINISH GRADE.

BUILDING WRAP - IN MIXED-HUMID CLIMATES (ZONE 4) INSTALL BUILDING WRAP ON EXTERIOR FACE, LAPPED AND SEALED PER MFR., UNLESS NOTED OTHERWISE ON DRAWINGS.

**DIV VIII - OPENINGS - DOORS AND WINDOWS**

ALL DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH SECTION R311 WITH AT LEAST ONE SIDE-HINGED DOOR AT A MINIMUM 900MM WIDE X 1800 - 2400MM HIGH (32" X 78" CLEAR OPENING) THAT SHALL LEAD TO THE PUBLIC WAY.

EXTERIOR WINDOWS AND DOORS SHALL BE IN ACCORDANCE WITH SECTION R609.
WINDOW FALL PREVENTION DEVICES SHALL BE INSTALLED WHEN THE WINDOW SILL IS BELOW 24" FROM THE INTERIOR FLOOR IN ACCORDANCE WITH SECTION R312.2ALL EXTERIOR WINDOWS SHALL HAVE INSULATING GLASS.

SIZES INDICATED ON PLANS ARE NOMINAL SIZES ONLY.

THE CONTRACTOR SHALL CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES AND ROUGH OPENINGS.

ALL HABITABLE ROOMS SHALL HAVE AN AGGREAGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.

THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.

BASEMENTS (FINISHED OR UNFINISHED), HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (WINDOW OR DOOR). SUCH OPENINGS SHALL HAVE A SILL HEIGHT NOT TO EXCEED 44" ABOVE THE FLOOR.

ALL ABOVE GRADE FLOOR AND BELOW GRADE FLOOR EMERGENCY EGRESS OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR HEIGHT OF 600MM AND A MINIMUM NET CLEAR WIDTH OF 500MM.

GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM OF 5.0 SQUARE FEET NET CLEAR OPENING.

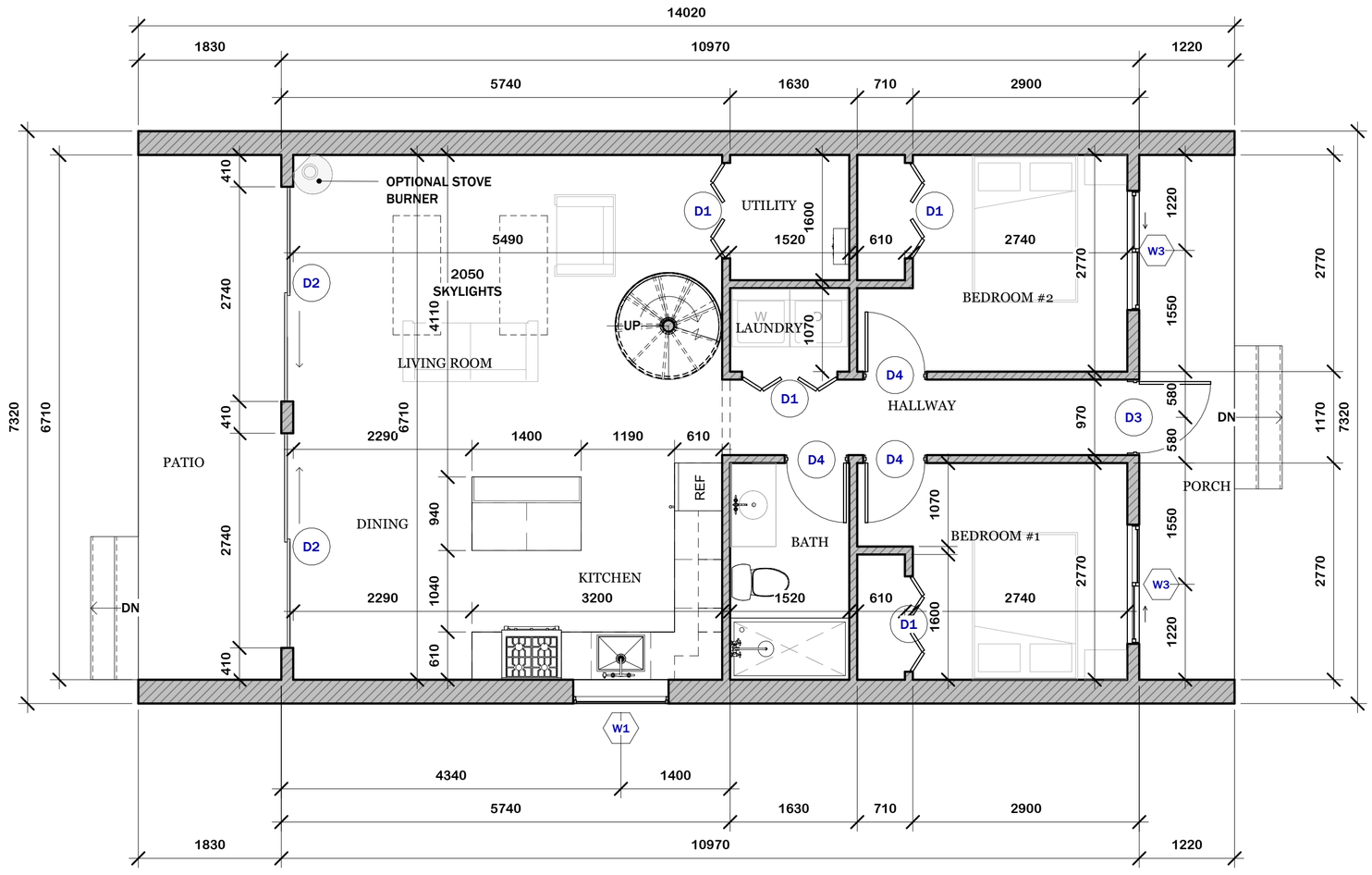
BELOW ADJACENT GRADE ELEVATION EMERGENCY EGRESS WINDOWS SHALL BE PROVIDED WITH A WINDOW WELL WITH A MINIMUM HORIZONTAL AREA OF 9 SQUARE FEET AND MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 900MM, ALLOWING THE OPENING TO BE FULLY OPENED. A LADDER OR STEPS SHALL BE PROVIDED FOR WELLS GREATER THAN 1100MM VERTICAL DEPTH.

WEATHER PROOFING - ALL SLIDING, SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR SHALL BE FULLY WEATHERSTRIPPED, CAULKED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION. PROVIDE MAXIMUM AIR INFILTRATION AS FOLLOWS:
1. WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.3 CFM PER FOOT OF SUCH CRACK.
2. SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.3 CFM PER SQUARE FOOT OF DOOR AREA.
3. SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 1.25 CFM PER SQUARE FOOT OF DOOR AREA. PROVIDE FLASHING AS PER SMACNA AT ALL WINDOW HEADS.

DOOR / WINDOW ROUGH OPENINGS- MINIMUM OF DOUBLE STUDS AT ALL DOOR/WINDOW ROUGH OPENINGS AND PROVIDE POSTS & HEADERS AS NOTED ON FRAMING PLANS. CLARIFY ANY MISSING SIZES WITH ARCHITECT.

EXTERIOR ENTANCE DOOR - FIBERGLASS DOOR NON-RATED POLYSTYRENE INSULATION PERMANENTLY BONDED TO PANELS. PROVIDE 1-1/2 PAIR HINGES FOR DOORS UP TO 2150mmIN HEIGHT AND 2 PAIR HINGES FOR DOORS TO 2400mm IN HEIGHT. SEE DRAWINGS FOR RAISED PANEL DESIGN. PROVIDE COMPLETE WEATHER STRIPPING AND METAL THRESHOLD.

GARAGE TO INTERIOR DOOR - IF APPLICABL




1
A2

# FIRST FLOOR PLAN

Scale: 1 : 50

| WINDOW SCHEDULE | | | | | |
|---|---|---|---|---|---|
| | | SIZE | | | |
| I.D. | QUANTITY | WIDTH | HEIGHT | SILL HEIGHT | DESCRIPTION |
| W1 | 1 | 1220 | 910 | 1120 | AWNING WINDOW |
| W2 | 1 | 1220 | 910 | 910 | SLIDING WINDOW |
| W3 | 2 | 1520 | 1220 | 810 | SLIDING WINDOW |
| W4 | 2 | 610 | 1520 | | OPTIONAL SKYLIGHT |
| W5 | 2 | 2510 | 2720 | 0 | TRIANGULAR PICTURE WINDOW |
| Total Count | 8 | | | | |

| DOOR SCHEDULE | | | | | |
|---|---|---|---|---|---|
| | | SIZE | | | |
| I.D. | QUANTITY | WIDTH | HEIGHT | HEAD HEIGHT | DESCRIPTION |
| D1 | 4 | 1220 | 2030 | 2030 | BIFOLD DOOR - 4 PANEL |
| D2 | 2 | 2740 | 2340 | 2130 | SLIDING DOOR - 2 PANEL |
| D3 | 1 | 910 | 2030 | 2030 | ENTRY FRENCH DOOR |
| D4 | 3 | 760 | 2030 | 2030 | INTERIOR SWING DOOR |
| Total Count | 10 | | | | |

## GENERAL NOTES

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB.
2. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
3. BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING AND SETBACK LINES, AND TO OBSERVE ALL DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
4. SMOKE DETECTORS REQUIRE 120 VOLT CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP OR A CENTRALLY MONITORED FIRE ALARM SYSTEM.
5. PROVIDE VENTILATION AT ALL BATHROOMS THROUGH NATURAL OR MECHANICAL MEANS.
6. NOTIFY DESIGNER WITH ANY DISCREPANCIES BEFORE WORKING.

# NORDIC A-FRAME GETAWAY

Designer: Designer

Drawn By: Author

**NOTES**

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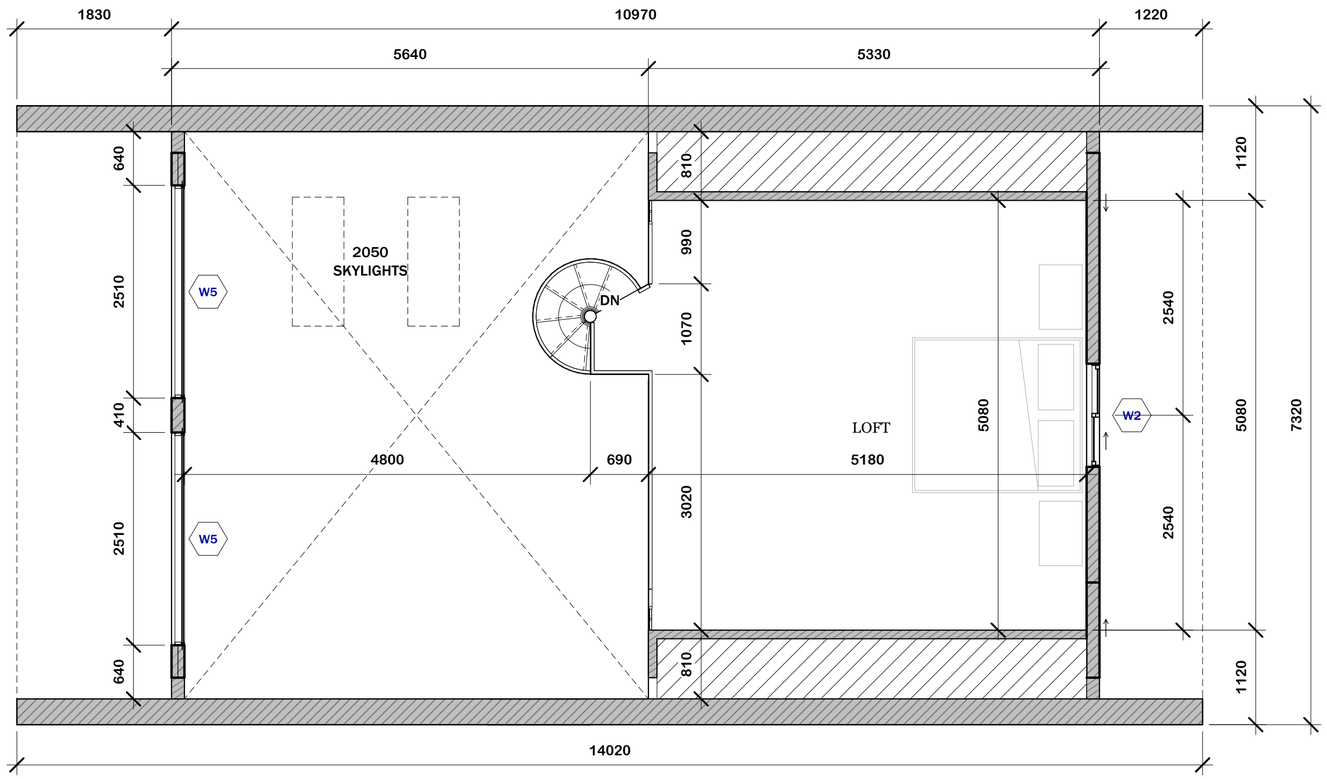
REVISIONS

SCALE: As indicated

FIRST FLOOR PLAN

Sheet No.

A2




1 / A3 LOFT PLAN

Scale: 1 : 50

| WINDOW SCHEDULE | | | | | |
|---|---|---|---|---|---|
| | | SIZE | | | |
| I.D. | QUANTITY | WIDTH | HEIGHT | SILL HEIGHT | DESCRIPTION |
| W1 | 1 | 1220 | 910 | 1120 | AWNING WINDOW |
| W2 | 1 | 1220 | 910 | 910 | SLIDING WINDOW |
| W3 | 2 | 1520 | 1220 | 810 | SLIDING WINDOW |
| W4 | 2 | 610 | 1520 | | OPTIONAL SKYLIGHT |
| W5 | 2 | 2510 | 2720 | 0 | TRIANGULAR PICTURE WINDOW |
| Total Count 8 | | | | | |

| DOOR SCHEDULE | | | | | |
|---|---|---|---|---|---|
| | | SIZE | | | |
| I.D. | QUANTITY | WIDTH | HEIGHT | HEAD HEIGHT | DESCRIPTION |
| D1 | 4 | 1220 | 2030 | 2030 | BIFOLD DOOR - 4 PANEL |
| D2 | 2 | 2740 | 2340 | 2130 | SLIDING DOOR - 2 PANEL |
| D3 | 1 | 910 | 2030 | 2030 | ENTRY FRENCH DOOR |
| D4 | 3 | 760 | 2030 | 2030 | INTERIOR SWING DOOR |
| Total Count 10 | | | | | |

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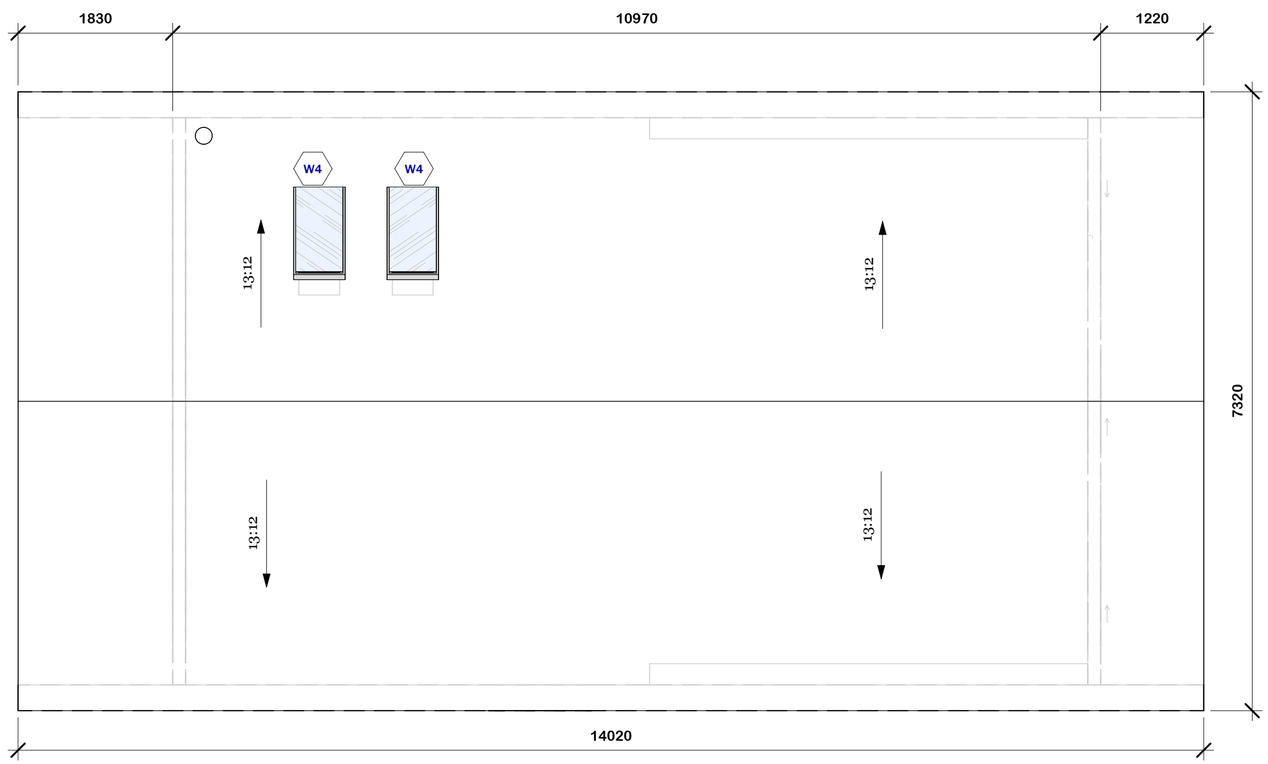
REVISIONS

SCALE: As indicated

LOFT PLAN

Sheet No.

A3




1 / A4 ROOF PLAN

Scale: 1 : 50

| WINDOW SCHEDULE | | | | | |
|---|---|---|---|---|---|
| | | SIZE | | | |
| I.D. | QUANTITY | WIDTH | HEIGHT | SILL HEIGHT | DESCRIPTION |
| W1 | 1 | 1220 | 910 | 1120 | AWNING WINDOW |
| W2 | 1 | 1220 | 910 | 910 | SLIDING WINDOW |
| W3 | 2 | 1520 | 1220 | 810 | SLIDING WINDOW |
| W4 | 2 | 610 | 1520 | | OPTIONAL SKYLIGHT |
| W5 | 2 | 2510 | 2720 | 0 | TRIANGULAR PICTURE WINDOW |
| Total Count | 8 | | | | |

| DOOR SCHEDULE | | | | | |
|---|---|---|---|---|---|
| | | SIZE | | | |
| I.D. | QUANTITY | WIDTH | HEIGHT | HEAD HEIGHT | DESCRIPTION |
| D1 | 4 | 1220 | 2030 | 2030 | BIFOLD DOOR - 4 PANEL |
| D2 | 2 | 2740 | 2340 | 2130 | SLIDING DOOR - 2 PANEL |
| D3 | 1 | 910 | 2030 | 2030 | ENTRY FRENCH DOOR |
| D4 | 3 | 760 | 2030 | 2030 | INTERIOR SWING DOOR |
| Total Count | 10 | | | | |

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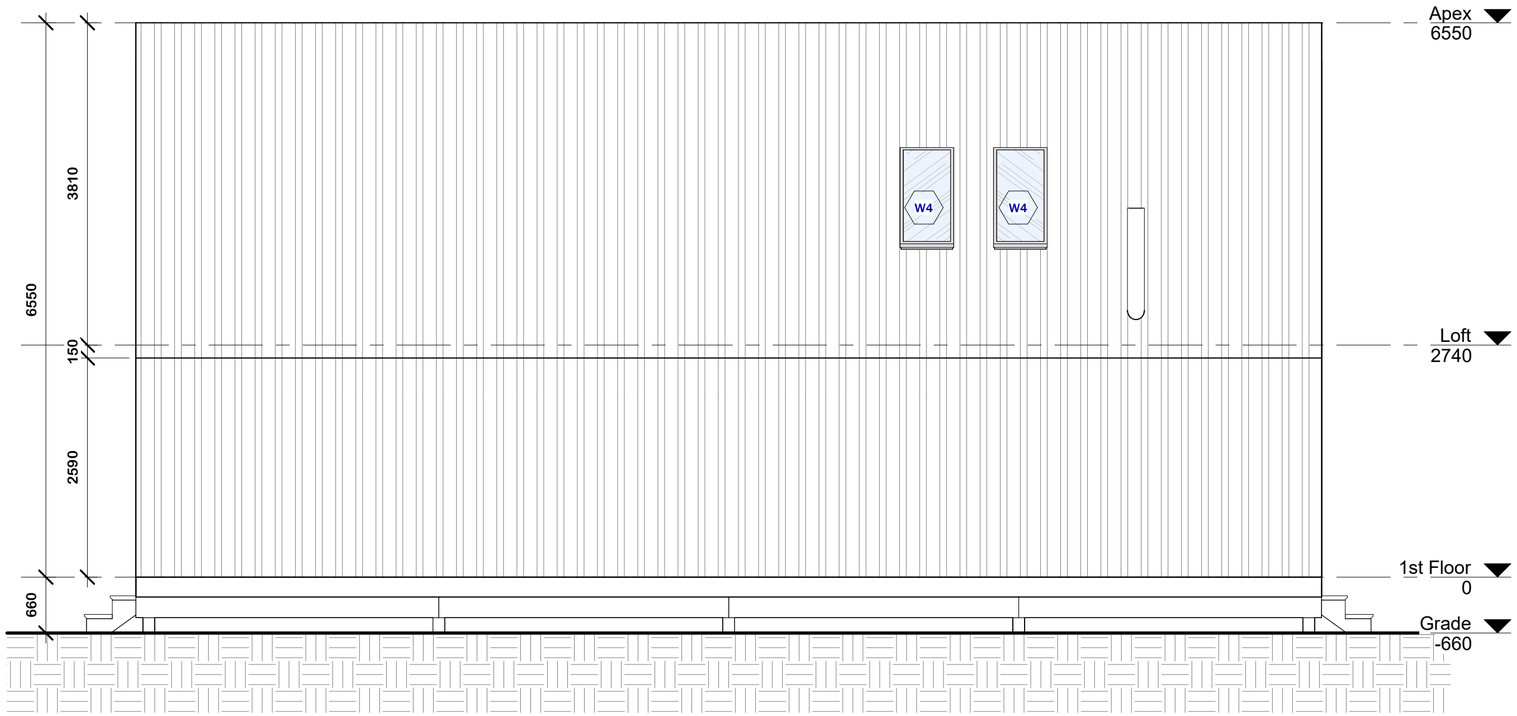
SCALE: As indicated

ROOF PLAN

Sheet No.

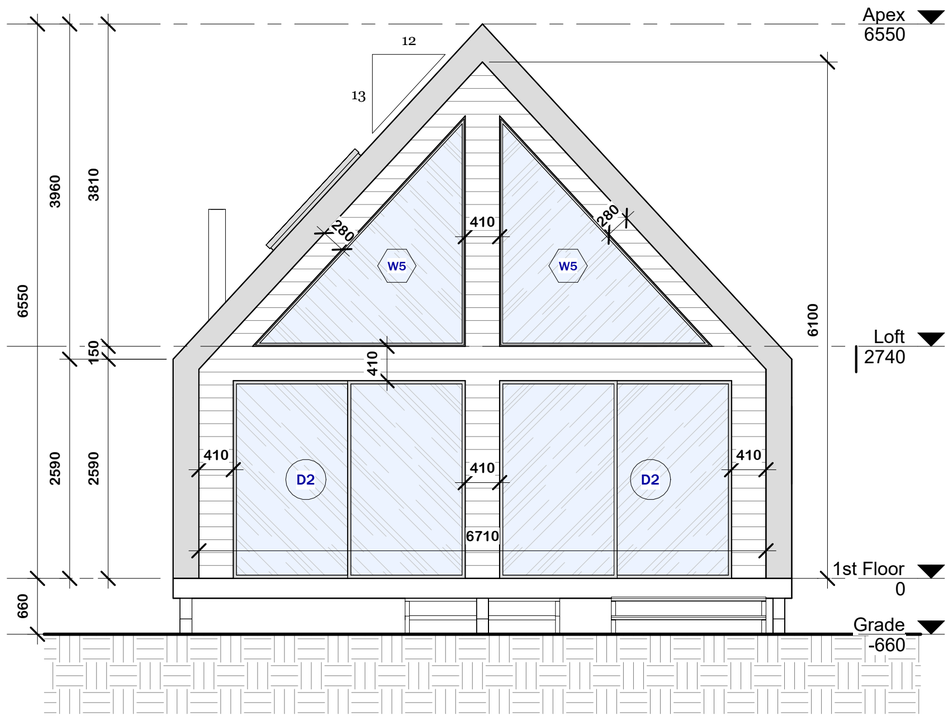
A4




1
A5

## LEFT ELEVATION

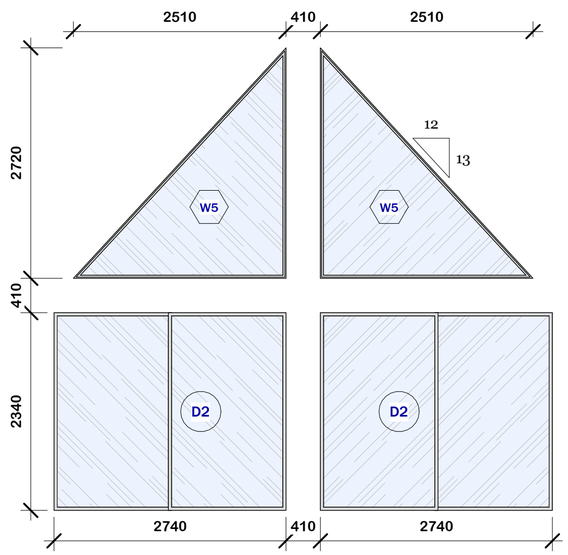
Scale: 1 : 50




2
A5

## FRONT ELEVATION

Scale: 1 : 50




3
A5

## FRONT FACADE

Scale: 1 : 50

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Drawn By: Author

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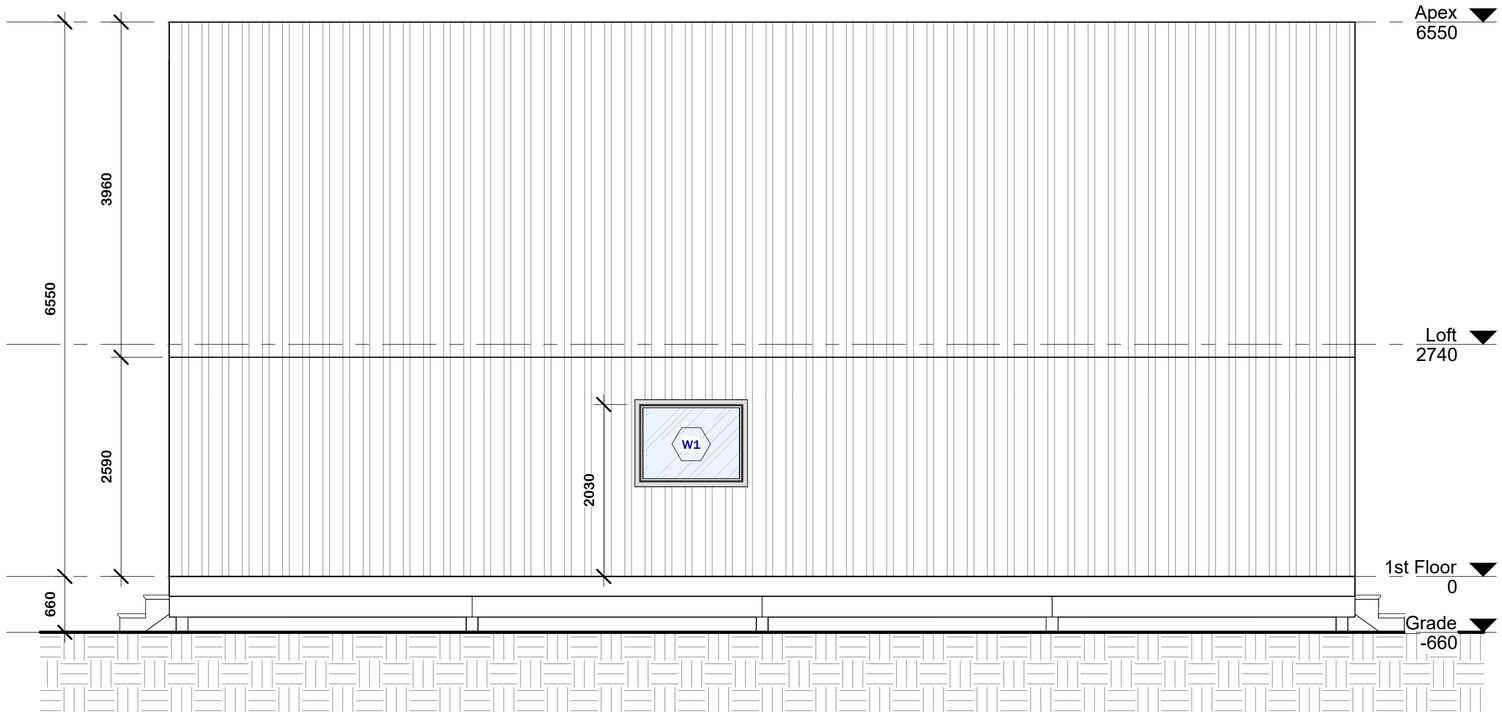
REVISIONS

SCALE: 1 : 50

ELEVATIONS 1 OF 2

Sheet No.

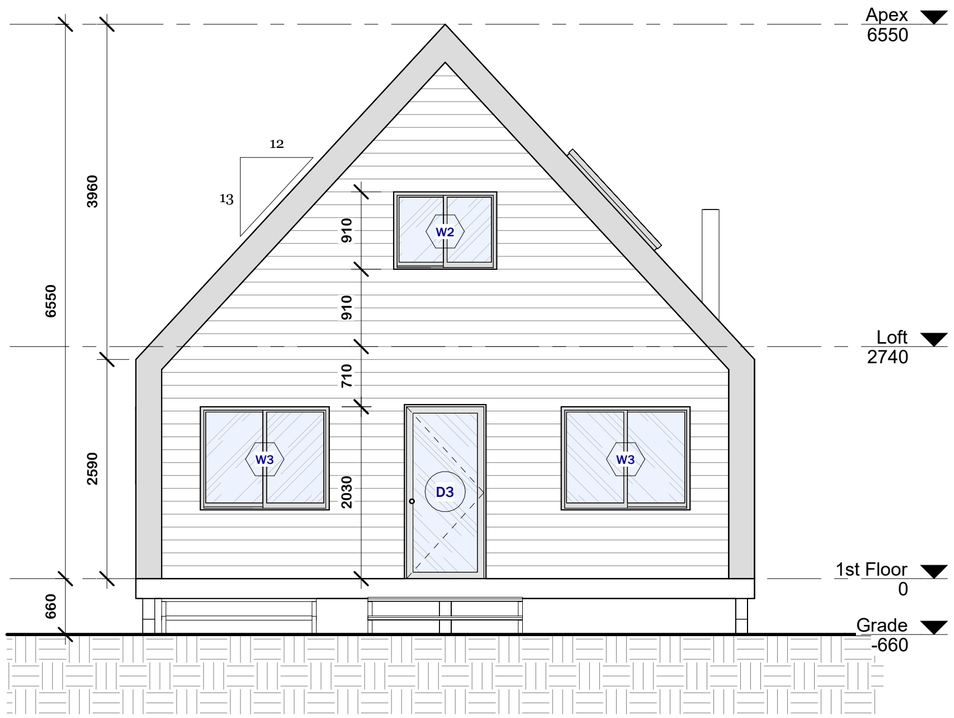
A5




1
A6

## RIGHT ELEVATION

Scale: 1 : 50




2
A6

## REAR ELEVATION

Scale: 1 : 50

# NORDIC A-FRAME GETAWAY

Designer: Designer

Drawn By: Author

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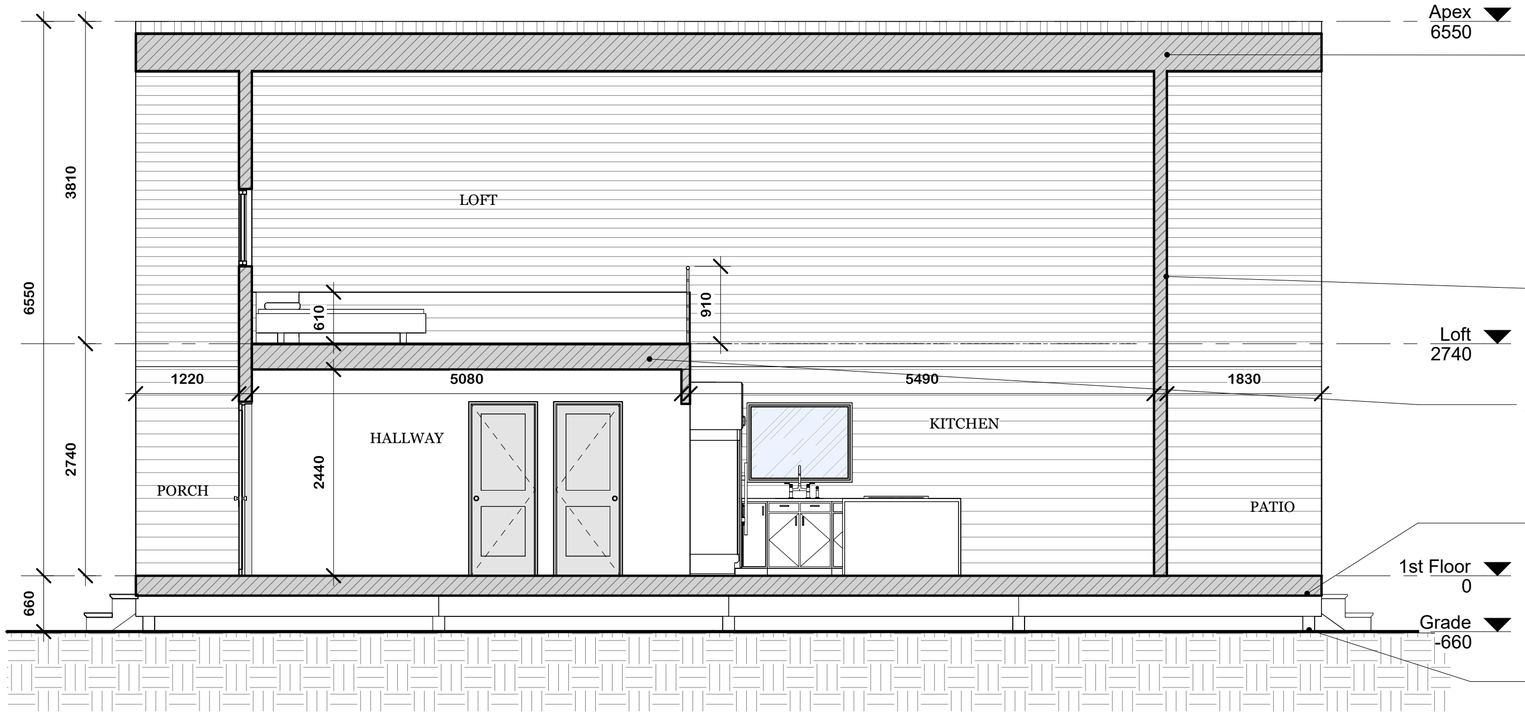
REVISIONS

SCALE: 1 : 50

ELEVATIONS 2 OF 2

Sheet No.

A6




**ROOF CONSTRUCTION: (TOP DOWN)**
- STANDING SEAM METAL SIDING
- ROOFING PAPER (30LB FELT OR EQUIVALENT)
- ROOF SHEATHING
- ROOF FRAMING W/ R-38 SPRAY FOAM INSULATION
- 19x64mm STRAPPING @ 400mm O/C
- 12.7mm GYPSUM BOARD (REQ FOR THERMAL BARRIER)

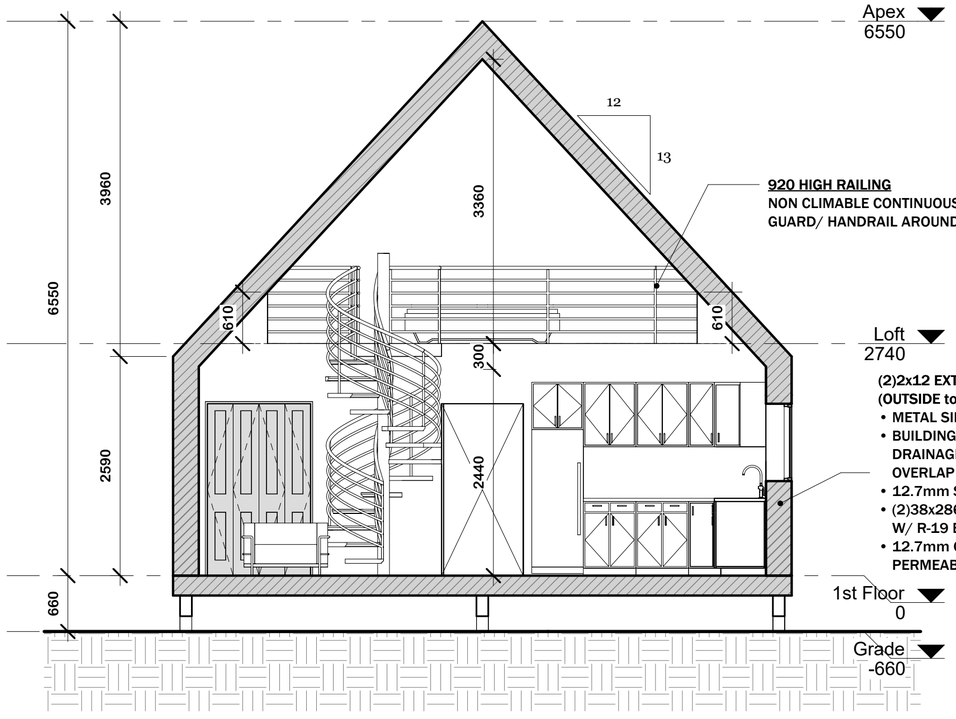
**2x6 EXT WALL CONSTRUCTION: (OUTSIDE to IN)**
- VINYL SIDING
- BUILDING PAPER OR HOUSE WRAP DRAINAGE PLANE W/ MIN 150mm OVERLAP AT HORZ JOINTS
- 12.7mm SHEATHING
- 38x140mm @400mm O.C STUD WALL W/ R-19 BATT INSULATION
- 12.7mm GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT

**LOFT FLOOR**
- FLOOR FINISH
- TYP. NAIL AND GLUE 19.05mm T&G PLYWOOD DECKING
- 38x FLOOR JOIST 400mm O.C.

**FIRST FLOOR**
- FLOOR FINISH
- TYP. NAIL AND GLUE 19.05mm T&G PLYWOOD DECKING
- 38x FLOOR JOIST 400mm O.C. W/ X BRIDGING @ 1800mm O.C. TYP. W/ R19 INSULATION

**FOUNDATION**
- 150x150 POSTS PER FRAMING PLAN
- CONCRETE PIER/ SONOTUBE PER FOUNDATION PLAN

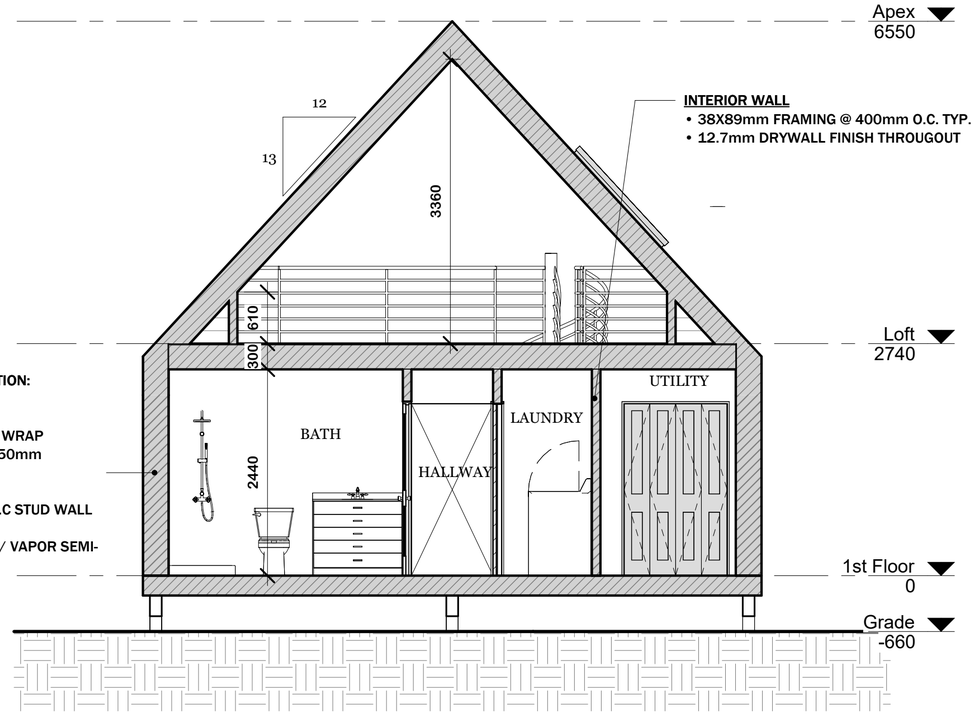
1 / A7 **SECTION 1**
Scale: 1 : 50




**920 HIGH RAILING**
NON CLIMABLE CONTINUOUS GUARD/ HANDRAIL AROUND LOFT

**(2)2x12 EXT WALL CONSTRUCTION: (OUTSIDE to IN)**
- METAL SIDING
- BUILDING PAPER OR HOUSE WRAP DRAINAGE PLANE W/ MIN 150mm OVERLAP AT HORZ JOINTS
- 12.7mm SHEATHING
- (2)38x286mm @1200mm O.C STUD WALL W/ R-19 BATT INSULATION
- 12.7mm GYPSUM BOARD W/ VAPOR SEMI-PERMEABLE LATEX PAINT

2 / A7 **SECTION 2**
Scale: 1 : 50




**INTERIOR WALL**
- 38X89mm FRAMING @ 400mm O.C. TYP.
- 12.7mm DRYWALL FINISH THROUGOUT

3 / A7 **SECTION 3**
Scale: 1 : 50

# NORDIC A-FRAME GETAWAY

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Drawn By: Author

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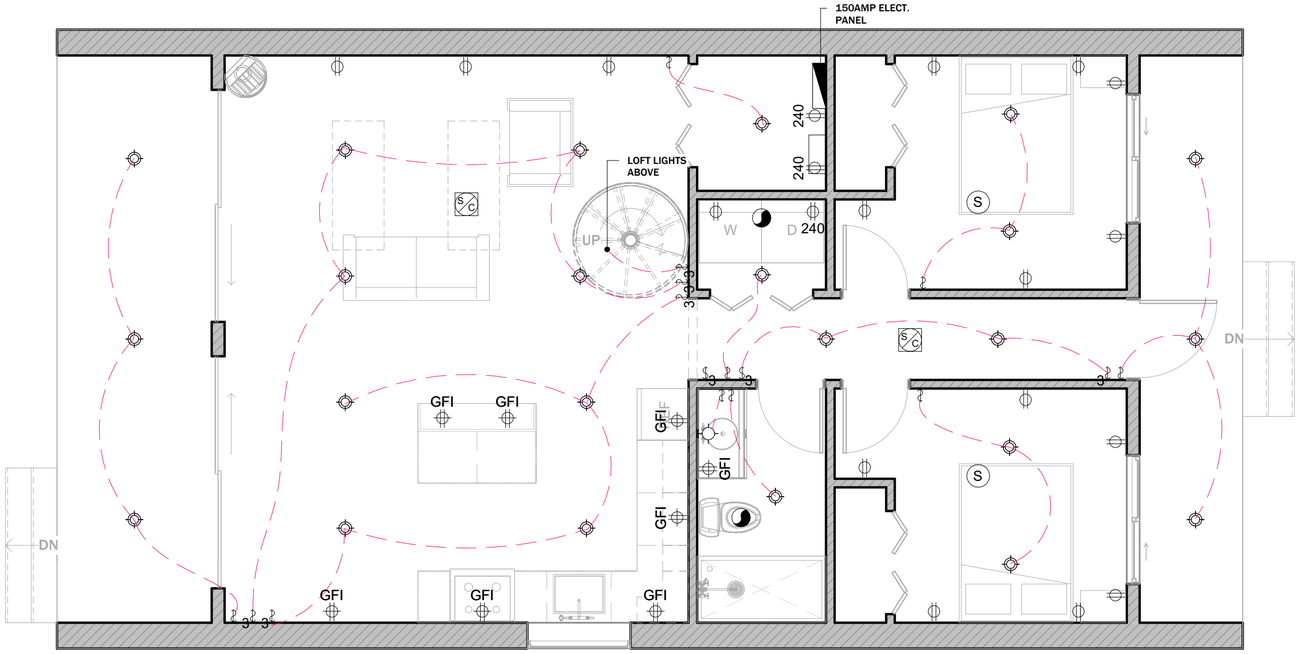
REVISIONS

SCALE: 1 : 50

SECTIONS

Sheet No.

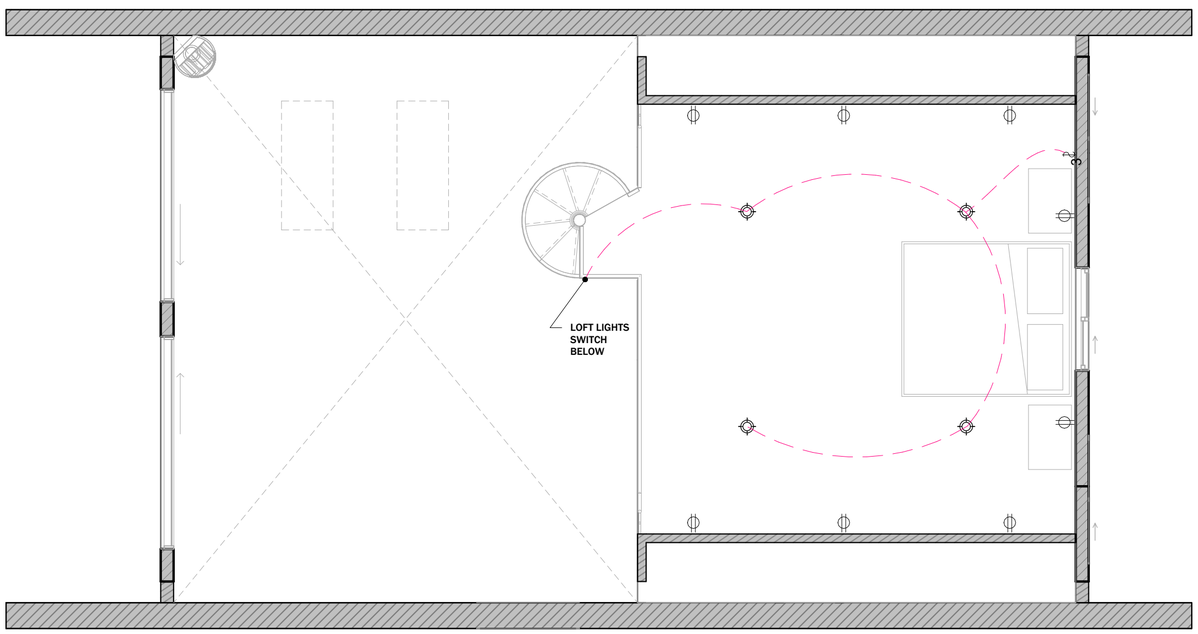
**A7**




1
M1

# FIRST FLOOR ELECTRICAL PLAN

Scale: 1 : 50




2
M1

# LOFT ELECTRICAL PLAN

Scale: 1 : 50

## ELECTRICAL SYMBOLS

- GENERAL PURPOSE LIGHT
- P — PENDANT
- WALL BRACKET LIGHT
- RECESSED CAN LIGHT
- MINI RECESSED CAN LIGHT
- FLOURESCENT LIGHT
- GAS FLOOD LIGHT/ SCONCE
- CEILING FAN
- $ — SINGLE POLE SWITCH
- $3 $4 — THREE/FOUR WAY SWITCH
- $D — SWITCH - DIMMER
- $P — SWITCH - PILOT
- DUPLEX OUTLET
- GDO — GARAGE DOOR OPENER
- + — DUPLEX OUTLET @ 60" A.F.F.
- GFI — DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
- WP — WEATHER PROOF - GFI OUTLET
- SWITCH AND OUTLET
- DUPLEX FLOOR OUTLET
- 240 — 220 VOLT OUTLET
- J — JUNCTION BOX
- G — GARBAGE DISPOSAL
- TELEPHONE OUTLET
- MULTI-MEDIA OUTLET
- T — PROGRAMMABLE THERMOSTAT
- S — SMOKE DETECTOR
- S/C — CARBON MONOXIDE & SMOKE DETECTOR
- C — CARBON MONOXIDE DETECTOR
- ELECTRIC PANEL
- EXHAUST FAN
- EXHAUST FAN WITH LIGHT
- DB — DOORBELL
- EXTERIOR SCONCE
- CHANDELIER

## GENERAL NOTES - ELECTRICAL PLAN

1. ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF WILL ACTIVATE THEM ALL.
2. PROVIDE BRACING FOR ALL CLG. FAN OUTLETS.
3. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR-TIGHT), BE SEALED / CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL.
4. CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) IN EACH AREA / HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, AND WITHIN A BEDROOM IF THE BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL-BURNING APPLIANCE. CO ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL-BURNING APPLIANCE OR FIREPLACE IN THE DWELLING OR WHERE THE GARAGE IS DETACHED FROM THE DWELLING.
5. ARCFAULT INTERRUPTERS SHOULD BE PROVIDED IN ALL BEDROOMS.
6. 6. ALL OTHER OUTLETS NOT INDICATED ARE TO BE PROVIDED BY ELEC. CONTRACTER PER CODE.
7. 7. ALL ELECTRICAL OUTLETS TO BE TAMPER PROOF.
8. 8. ALL BATHROOM LIGHT FIXTURES TO BE COVERED WITH LENSES AND GLOBES AND BE MOISTURE RESISTANT IF IN SHOWER OR TUB AREAS.
9. 9. ALL BATHROOMS TO BE VENTILATED BY AN EXHAUST FAN. THE FAN MUST BE ENERGY STAR COMPLIANT AND VENTED TO THE OUTSIDE. EXHAUST FANS TO HAVE MINIMUM 50 CFM VENTILATION RATE AND BE ON A SEPERATE CONTROL SWITCH AND BE SUPPLIED BY A GFCI CIRCUIT.
10. 10. ELECTRIC RANGES, COOKTOPS OR OVENS MUST BE DEDICATED TO A 240 VOLT CIRCUIT.
11. 11. WALL RECEPTACLES TO BE PLACED NO FARTHER THAN 12 FEET APART.
12. 12. LAUNDRY ROOMS SHALL HAVE A MINIMUM 20 AMP DEDICATED CIRCUIT. IF ELECTRIC WASHER AND DRYER PROVIDE A SEPERATE 240 VOLT CIRCUIT.

# NORDIC A-FRAME GETAWAY

Designer: Designer
Drawn By: Author

**NOTES**

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3. Printable sheet size is 18"x24"

REVISIONS

SCALE: As indicated

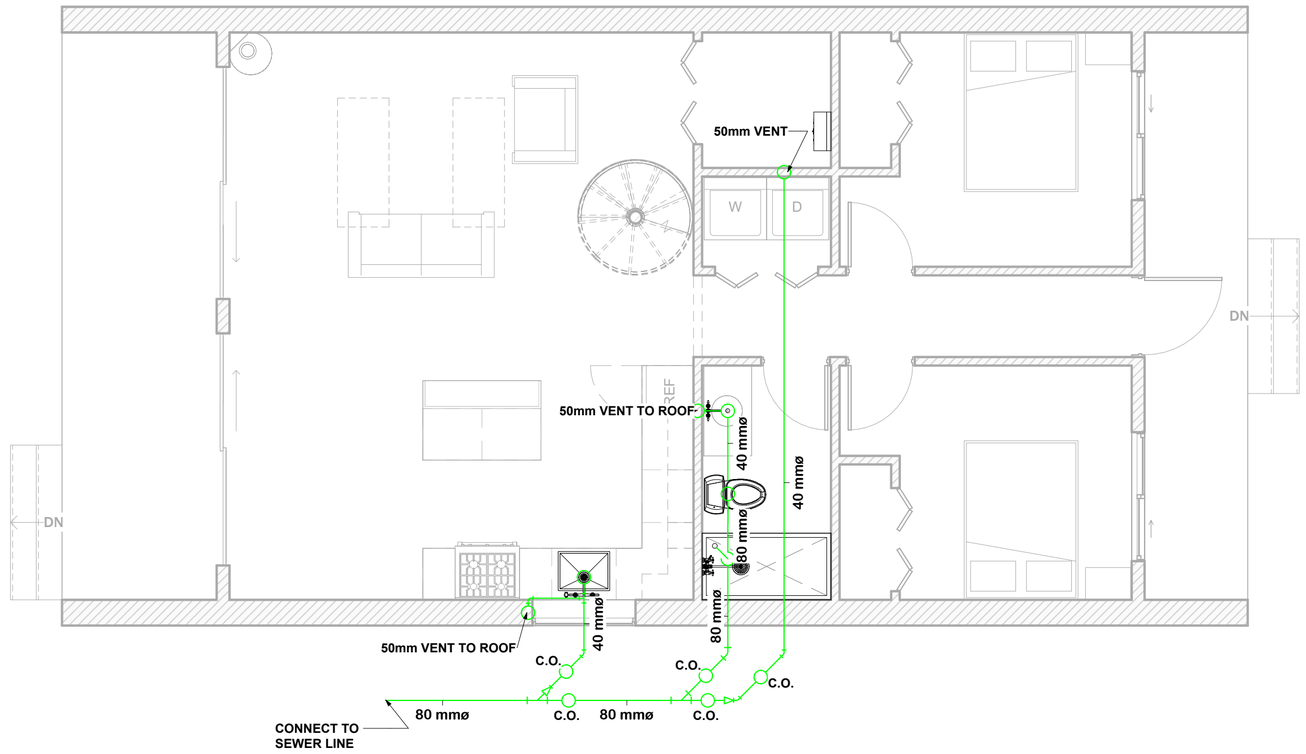
ELECTRICAL PLAN

Sheet No.

**M1**

GENERAL PLUMBING NOTES

1.
   A. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE IBC (PLUMBING 2020 7TH ED.) AND WITH ALL THE APPLICABLE REGULATIONS.
   B. DRAWINGS REFER TO ALL DRAWINGS FOR COORDINATION OF PLUMBING WORK
   C. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TEST. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER
   D. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/ OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.
   E. ALL HORIZONTAL STATIONARY PIPING SHALL SLOPE AT 1/8 INCH PER FOOT MINIMUM FOR 75mm AND LARGER AT 6.35mm SLOPE FOR 50mm PIPE AND SMALLER.
2. PLUMBING FIXTURES: FIXTURES SHALL BE SELECTED BY THE OWNER AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES AND ANY OTHER ACCESSORY REQUIRED. FIXTURES AND FAUCETS SHALL COMPLY WITH THE FBC WATER SAVINGS STANDARDS
3. MATERIALS: PIPING:
   A. STORM, SOIL, WASTE AND VENT: SANITARY PIPE, PVC, DWV, SCHEDULE 40
   B. DOMESTIC WATER: COPPER PIPE, TYPE L WITH SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE.
      FLOW GUARD CPVC AND PEX PIPING IS AN ACCEPTABLE SUBSTITUTION.
      ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL
   C. DOMESTIC WATER SUPPLY ASSEMBLY: STAINLESS STEEL BRAIDED SUPPLY LINE WITH ANGLE SHUT OFF VALVES
   D. INSULATION: INSULATE ALL HOT WATER AND HOT RETURN WITH "I" FIBERGLASS INSULATION
4. ALL AUTOMATIC ELECTRIC WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE
5. PIPING TEST AND DISINFECTIONS:
   A. TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES
   B. DISINFECTION: ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CALCIUM HYPOCHLORITE OF 50 PARTS PER MILLION CHLORIDE AND AS PER AWWA STANDARDS
6. HOSE BIBBS SHALL BE 12.7mm ROUND ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER
7. ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED
8. CONTRACTORS SHALL COORDINATE EXACT LOCATION OF SANITARY, AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS




1 / M2 FIRST FLOOR PLUMBING PLAN

Scale: 1 : 50

**PLUMBING FIXTURE SCHEDULE**

| NAME | FIXTURE | MODEL |
|---|---|---|
| W/C | WATER CLOSET (TOILET) | BY OWNER |
| LAV | DROP IN LAVATORY | BY OWNER |
| SINK | LAUNDRY SINK | BY OWNER |
| WM | WASHER SUPPLY BOX | BY OWNER |

| FIXTURE | WATER PIPE SIZE | NORMAL SAN. SIZE | MAXIMUM FLOW RATES |
|---|---|---|---|
| WATER CLOSET | 12.7mm | 80mm | 1.28GPF |
| LAVATORY | 12.7mm | 40mm | 0.5GPM |

- ALL PLUMBING FIXTURES SHALL BE SELECTED BY AND INSTALLED BY THE CONTRACTOR

**PLUMBING & DRAINAGE LEGEND AND SYMBOLS**

| | |
|---|---|
| | PIPE ELBOW |
| | PIPE TEE |
| | VALVE |
| | PIPE ELBOW DOWN BASED ON SYSTEM FLOW |
| | PIPE ELBOW UP BASED ON SYSTEM FLOW |
| | COLD WATER SUPPLY SYSTEM |
| | HOT WATER SUPPLY SYSTEM |
| | SANITARY DRAIN PIPE |
| | DRAIN PIPE DIRECTION OF FLOW |
| G.T | GREASE TRAP |
| T.G.B | TRAP GULLY BASIN |
| A.C | ACCESS CHAMBER |

# NORDIC A-FRAME GETAWAY

Designer: Designer
Drawn By: Author

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REVISIONS

SCALE: As indicated

PLUMBING PLAN

Sheet No.

M2

GENERAL PLUMBING NOTES

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   - C. ARRANGE AND PAY FOR ALL PERMITS, LICENSES, INSPECTIONS AND TEST. OBTAIN THE REQUIRED CERTIFICATES AND PRESENT TO OWNER
   - D. GUARANTEE: THE COMPLETED INSTALLATION SHALL BE FULLY GUARANTEED AGAINST DEFECTIVE MATERIALS AND/ OR IMPROPER WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.
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     ISOLATE PIPING FROM CONCRETE WITH INSULATING MATERIAL
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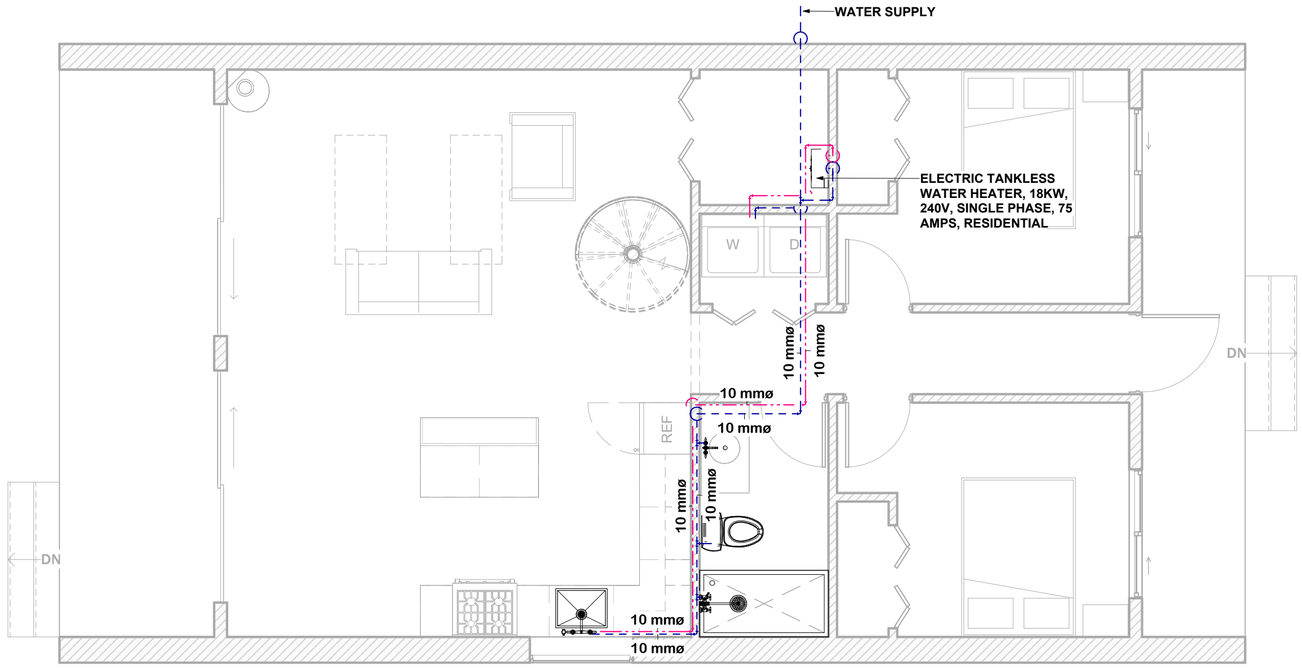
8. CONTRACTORS SHALL COORDINATE EXACT LOCATION OF SANITARY, AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS




1 / M3 FIRST FLOOR PIPING PLAN

Scale: 1 : 50

**PLUMBING FIXTURE SCHEDULE**

| NAME | FIXTURE | MODEL |
|---|---|---|
| W/C | WATER CLOSET (TOILET) | BY OWNER |
| LAV | DROP IN LAVATORY | BY OWNER |
| SINK | LAUNDRY SINK | BY OWNER |
| WM | WASHER SUPPLY BOX | BY OWNER |

| FIXTURE | WATER PIPE SIZE | NORMAL SAN. SIZE | MAXIMUM FLOW RATES |
|---|---|---|---|
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- ALL PLUMBING FIXTURES SHALL BE SELECTED BY AND INSTALLED BY THE CONTRACTOR

**PLUMBING & DRAINAGE LEGEND AND SYMBOLS**

| | |
|---|---|
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| | PIPE TEE |
| | VALVE |
| | PIPE ELBOW DOWN BASED ON SYSTEM FLOW |
| | PIPE ELBOW UP BASED ON SYSTEM FLOW |
| | COLD WATER SUPPLY SYSTEM |
| | HOT WATER SUPPLY SYSTEM |
| | SANITARY DRAIN PIPE |
| | DRAIN PIPE DIRECTION OF FLOW |
| G.T | GREASE TRAP |
| T.G.B | TRAP GULLY BASIN |
| A.C | ACCESS CHAMBER |

# NORDIC A-FRAME GETAWAY

Designer: Designer
Drawn By: Author

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REVISIONS

SCALE: As indicated

WATER PIPING PLAN

Sheet No.

M3

## GENERAL RESIDENTIAL NOTES

1. All joist hangers, metal connectors, straps, nails, nuts bolts, and washers shall be hot dipped galvanized.
2. Galv. Hurricane anchors (Simpson type 10) shall be used for all rafter anchorages at intersections with all walls or beams, except stainless steel (SS) hurricane anchor to be used in areas exposed to the atmosphere fastened with ss ring shank nails.
3. Exterior stud walls shall be tied to girders with Simpson CS16 strap ties (fasten directly to stud) at every third stud and tied with 11.1mm OSB from top plate to CMU wall timber plate. Exterior studs between floors shall also be tied WI Simpson CS16 strap ties at every other stud.
4. Alignment: Piers shall not exceed 12.7mm in any bay or in any 6000mm length (maximum for any length shall be 25mm) unless indicated otherwise.
5. All work shall be in accordance with the International Residential Code, 2009 edition.
6. The design of the parts and portions of the structure is based on a completed condition. Any temporary bracing, shoring or supporting of the structure or its parts which is made necessary due to construction sequencing (or otherwise) to maintain stability prior to completion shall be the responsibility of the contractor.
7. Any floor depression dimensions which are required shall be confirmed by the contractor as meeting the intent of the architectural drawings.
8. All elevations are referenced from the first floor finished elevation.
9. Any discrepancies, interference, or conflicts between the structural drawings and those of other disciplines shall be reported before the submission of checked shop drawings by the contractor for review.
10. All references to codes, standards, or specifications are to be the latest issued editions at the time of the permitting.
11. Safe and adequate shoring of all parts of the structure, during the course of construction, shall be the responsibility of the general contractor.
12. The contractor shall verify all dimensions in the field.
13. Shop drawings shall be furnished for approval before any fabrication and erection are started. Poorly executed shop drawings shall be rejected and resubmitted.
14. Contractor to verify all dimensions and conditions at the project site before starting work and shall notify the architect immediately of any discrepancies. The contractor shall notify the architect of any site conditions that are not consistent with the drawings.
15. Refer to architectural drawings for all wall and door openings. Refer to electrical and mechanical drawings for size and location of all openings for ducts, piping conduits, etc. Not shown.
16. All sections and details are typical at similar locations and where applicable.

## FILL

1. All fill material shall be a select material capable of attaining 95% maximum dry density compaction.
2. The exposed soil surface after excavation shall be compacted a minimum of 95% of their standard Proctor maximum dry density in accordance with ASTM D698 to a depth of 200mm.
3. This project was designed in the absence of a soils report. All design values are based on an assumed bearing value of 2000 PSF. The reasonableness of this assumption should be verified before commencing any foundation work.
4. All excavations for footings shall be made to the grades shown for continuous footings. Contractor shall take measures as to prevent cave-in of the footing excavations as may be required.
5. Compacted fill material shall be free of organics, stones, rocks, broken bricks, wood fragments, or other deleterious material that affects the compatibility of the material.
6. Fill material shall be placed in lifts not to exceed 250mm and compacted to at least 95% of the modified Proctor maximum dry density.
7. Prior to placement of any concrete, the thin layer of disturbed soil in the footing subgrade shall be compacted with hand operated, gas power tampers.

## STRUCTURAL CONCRETE

1. All concrete shall develop a minimum compressive strength of 3000 PSI in 28 days with a 100mm slump.
2. All concrete shall be compacted with high frequency, internal mechanical vibrating equipment supplemented by hand spading and tamping.
3. All reinforcing steel shall be grade 60 deformed bars complying with ASTM A615.
4. Slab welded wire mesh shall lap one full mesh at sides and ends and be adequately tied.
5. All detailing, fabrication and placement of reinforcing steel shall comply with the requirements of the SCI manual of standard practice for detailing reinforced concrete structures.
6. All reinforcing bar splice lengths and locations, embedments, lengths, hooks, etc. Shall be as indicated on the drawings.
7. Splicing of footing reinforcing shall be at mid-span between columns and staggered. Minimum lap at splices to be 48 bar diameters.
8. Provide the following additional reinforcing:
   A. Two #5 bars on all sides where the largest dimension is 300mm or more. Bars shall extend 600mm past the opening edge.
   B. Two #5 bars each way at re-entrant corners.
9. All externally exposed corners of concrete shall be beveled with a 3/4" x 45° surface unless indicated differently on the drawings.
10. Bar supports and spacers for rebar shall be provided in accordance with ACI 315-80.
11. Out of level tolerance for the top of the slab is 5/32 " in 3000mm and 6.35mm overall.
12. All concrete work shall be in accordance with ACI 318, "specification for structural concrete for buildings.
13. Wire brush and lightly oil anchor bolts after concrete placement.
14. Concrete cover shall be as indicated by ACI 318 and as detailed on drawings. Where the cover is not dimensioned use the same dimensioned for similar items.
15. Construction joints when required, shall be located at mid-spans of slab or beams.
16. Wet (not flood) the forms, rebar and bottom of all footing and grade beam excavations immediately before placing concrete.
17. Concrete slab shall be machined troweled finished and receive a coat of sealer hardener liquid membrane curing compound to be applied immediately after the slab is finished in accordance with manufacturés instructions.
18. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures.
19. Concrete shall be maintained above 12m. and in a moist condition for at least the first 7 days after placement in accordance with ACI 318.
20. The contractor shall be responsible for seeing that all rebar and foundation anchors are correctly aligned and tied in place before placing concrete and that they remain in position during concrete placement operations.

## STRUCTURAL MASONRY

1. Masonry construction shall conform to ACI "Building Code Requirements for Masonry Structures" (ACI/ASCE 530) and "Specifications for Masonry Structures" (ACI/ASCE 530.1) except as amended
2. Obtain a copy of masonry code, and specifications far reference at the job site.
3. Use type "S" mortar with a minimum compressive strength of 1800 psi.
4. Masonry units shall conform to ASTM C90 with a minimum compressive strength of 1900 psi on a net section, to provide net area compressive strength of masonry (F'm) of 1500 psi.
5. Provide filled cells as shown on plans. In addition, provide filled cells adjacent to all openings, at anchorage of connections.
6. Provide full mortar bedding around all filled cells with vertical reinforcing.
7. Reinforcing far filled cells shall conform to ASTM A615, Grade 60. Provide the following lap splices for reinforcing: #4 Bars 600mm #5 Bars 30"
8. Reinforce wall with "ladder" type reinforcement in bed joints at 400mm O.C. measured vertically. Lap splice
9. all horizontal wall reinforcing 6'. Provide prefabricated "tee" or corner sections at all intersecting walls.
10. Refer to typical wall sections for maximum construction height of masonry walls. Provide clean-out holes at the base of filled cells when the concrete pour exceeds 1500mm in height.
11. Concrete for filled cells shall be vibrated during placement using a "pencil" type vibrator.
12. The masonry walls are not designed to withstand temporary construction loads. It is the contractor's responsibility at all times to maintain wall stability during the construction phase of this project.
13. The use of solid load-bearing masonry units is prohibited on this project.
14. Masonry wall construction requires expansion/contraction joints. Locate these joints as directed by the project Architect not more than 12m on center. Avoid locations near windows and doors or other geometry that would lend to the formation of expansion cracks.
15. All lintels over masonry openings shall be Cast-Crete Lintels. Cast-Crete lintels are available from General Materials, Inc.
16. Provide seismically rated brick ties for all brick veneer per manufacture install instructions.

## TIMBER TRUSSES

1. Prefab floor trusses shall be designed by a registered professional engineer in accordance with the latest edition of the "national design specification for stress-graded lumber and its fastenings" as recommended by the national forest products association and the truss plate institute.
2. Trusses shall be designed for wind and applicable live and dead loads per IRC requirements, late8st edition.
3. Floor truss deflection shall be limited to 19.05mm for total load.
4. All plywood sub-floor sheathing to be 18mm tongue and exterior groove grade Advantech or Sturdi-floor. Flooring shall be glued and nailed with 8d nails @ 100mm O.C. at all supported edges and 150mm O.C. at intermediate framing members.
5. Pre-manufactured wood truss supplier to provide all necessary temporary and permanent bracing for lateral stability of truss system.
6. Pre-manufactured truss shop drawings shall be submitted for approval before fabrication.
7. Wood component manufacture to coordinate all dimensions with the contractor.
8. Truss manufacture to determine and locate all point and line loads on trusses and girders.
9. No openings, notches or modifications in wood components shall be field cut without written permission by the wood component designer.
10. Truss manufacturer. To provide truss hangers as required for support of floor trusses.

## TIMBER

1. All timber framing members shall be #2 SPF (UNO)
2. Exterior wall sheathing shall be jointed over studs a minimum of 300mm above the sole plate and 300mm below the top plate.
3. All exterior wall sheathing must extend from the bottom edge of sole plate or sill plate to top edge of the top plate.
4. Plywood sheathing shall have 3.2mm space between sheets, all edges, and be 11.7mm struct 1 APA-rated plywood sheathing.
5. All exterior walls greater than or equal to 3m in height must be 38x140mm studs.
6. Fasten plywood with a double row of nails (jacks and adjacent wall studs) at all windows and door openings with nail spacing previously indicated.
7. All plywood sub-floor sheathing to be 18mm tongue and groove exterior grade Sturdi-floor. Flooring shall be glued and nailed with 8d nails@100mm O.C at all supported edges and 150mm O.C at intermediate framing members.
8. Extra studs, not jack studs, shall be installed at opening jambs to replace the typical spaced studs interrupted by openings.
9. All exterior & interior shear wall wood sole plates in contact with concrete or masonry shall be pressure treated and anchored to the foundation wall with 15.9mm Ø anchor bolts x 175mm embedment at 800mm O.C. A minimum of one anchor bolt shall be provided within 150 to 300mm of each end of each plate and within 300mm of corners, or as shown on plans
10. All other sole plates to be fastened with 15.9mm Ø x 175mm embed. Min @800mm O.C
11. Laminated veneer lumber shall be equal to "microlam" with 2600 psi bending stress: 2,000,000 psi modulus of elasticity.
12. Ceiling diaphragm:
13. The gypsum board shall be,12.7mm minimum. Fasten directly to the ceiling joists with #6 x 300mm long type S or W drywall screws at 250mm O.c. In the board field and 175mm O.C at the board ends and ceiling edges. Provide blocking as required for edge nailing. The ceiling diaphragm shall be continuous or shall be spliced with framing around the top plates of partition walls with the above screws at 175mm O.C the ceiling diaphragm shall be fastened to 38x perimeter blocking members which are fastened to the top plates with 10d nails @ 150mm O.C
14. Roof sheathing fastening:
15. The first four-foot wide plywood sheathing along roof edges (includes gable end wall and each side of the ridge), shall have all edges nailed@100mm O.C with intermediate members fastened at 100mmO.C provide blocking, as required, to ensure all edges are nailed. The remaining roof sheathing shall be fastened at 100mm O.C along edges and 150mm O.C along intermediate members. Sheathing shall be fastened to roof framing with 8d ring shank. Gable end blocking: provide blocking@1200mm O.c. Maximum, in first two framing spaces at each end.
16. Simpson strong-tie connectors are specifically required to meet the structural calculations of the plans. Before substituting another brand, confirm load capacity based on reliable published testing data or calculations. The engineer/designer of record should evaluate and give written approval for substitution prior to installation.
17. Floor and roof framing including support beams and any existing connections Were previously engineered by others and are not the responsibility of the engineer of record.

## STRUCTURAL STEEL

1. Structural steel design, fabrication and erection shall be in conformance with the following codes and specifications, latest edition, unless noted otherwise:

   AISC (American Institute of Steel Construction) manual of steel construction, allowable stress design, 13th edition - 2005.
   AISC specification for structural steel buildings.
   AISC code of standard practice for steel buildings and bridges.
   AISC specification for structural steel joints using ASTM a325 or a490 bolts.

2. All structural steel material shall conform to the following standards, unless noted otherwise.

| Structural steel | standard |
|---|---|
| W,Wt | ASTM A992 And ASTM A572 Grade 50 |
| L, 2, L, C, Hp, Plates, Bars | ASTM A572, Grade 50 |
| Structural Tubing | ASTM A307, Grade A |
| Structural Pipe | ASTM A36 |
| High Strength Bolts | ASTM A500, Grade B |
| High Strength Nuts | ASTM A53, Type E Or S, Grade B |
| Unfinished Bolts | ASTM A325, Type 1 ASTM A490, ASA Req. By Design |
| Unfinished Nuts | ASTM A563, Grade Dh |
| Welding Electrodes | ASTM A563, Grade A<br>AWS D1.1, 370xx Series |

3. All welding shall be in conformance with the American welding society structural welding code -aws d1.i, latest edition.
4. Shop connections shall typically be welded using electrodes with a minimum tensile strength of 70 KSI
5. Bolted connections for primary structural members shall be made with minimum 3/4 inch diameter high strength bolts conforming to ASTM A325n or ASTM A490 in bearing type connections with threads included in the shear plane. The connections shall use pre-tensioned bolts unless noted otherwise. These connections shall use direct tension indicating devices to ensure the bolts are tightened to the minimum pre-tension loads as specified by AISC table j3.7. Inspection is required to verify that bolts are tightened. The design and assembly of high strength bolted connections shall be in accordance with AISC specification for structural joints using ASTM A325 or A490 bolts. High strength bolted connections shall be used for all primary connections. Double angle beam connections shall be used unless noted otherwise.
6. Connections shall be designed in accordance with the latest edition of the AISC "specifications for the design, fabrication, and erection of structural steel for buildings," FEMA 350, AISC seismic provisions, latest edition and part 4 of the AISC manual of steel construction for the loads given on the drawings. If no loads are given, the minimum beam connection shall be designed using 112 UDL.
7. Slip-critical (friction type) connections are to be provided at joints where slippage cannot be tolerated such as those exposed to vibration and/or direct tension, at crane support and moment connections, those with oversized holes, and where indicated on the drawings. High strength bolts of minimum 3/4-inch diameter conforming to the requirements of ASTM A325 or A490 shall be used. Bolts shall be tensioned to the values shown in table j3.7 of part 5 of the AISC manual of steel construction, ninth edition, using direct tension indicating devices. AISC specified slip-critical allowable based on the class of surface condition shall be used for design. Connection material subjected to tension forces shall be checked for prying action.
8. Bolted connections for secondary members (such as purlins, girts, and stair framing) may be made with 3/4-inch diameter machine bolts conforming to ASTM A307, Grade A, bolts for stair bracing, stair treads and toe plates may be 518 inch diameter conforming to ASTM A307, Grade A. Nuts for A307 bolts shall be ASTM A563, grade a, unless otherwise noted.
9. All bolt holes for equipment supported on structural steel shall be field drilled unless noted otherwise. Holes shall not be flame cut or burned.
10. All bolted connections shall have a minimum of 2 rows of bolts unless noted otherwise.
11. The fabricator shall prepare shop drawings and weight cs-lists in accordance with AISC specifications. The engineer shall approve shop drawings before fabrication is started. Approval shall not relieve the fabricator of his responsibility for the structural adequacy or fit up in the field.
12. Provide necessary holes and connections where future expansion is indicated.
13. All horizontal and vertical bracing members shall have their connections designed for the force as shown on drawings with no reductions, and in accordance with standard drawings 1394--01.04 and 1394-01.05. Where the forces are not shown, provide minimum connections per standard drawings 1394-01.10.
14. Minimum gusset plate thickness shall be 3/8 inch.
15. Work points for bracing connections shall be to the centerline of the column and all bracing connections shall be concentric unless otherwise shown or noted. Where this is not possible, connections shall be designed to account for the resulting eccentricities.
16. Serrated galvanized grating shall generally cover all exterior platform and walkways, all interior platform and walkways shall be covered by plain galvanized grating with 1-114 inch by 3/16 inch, bearing bars at 1-31116 inch on center unless otherwise noted. The weight of removable flooring sections shall not exceed 150 pounds.
17. All openings in grating over 12" diameter shall be banded, field locate and cut 12" diameter and smaller openings in the grating unless noted otherwise.
18. All metal roof and floor decking shall be galvanized, unless noted otherwise.
19. During the final placing of solid web structural members, the load shall not be released from the hoisting line until the members are secured with at least two bolts per connection except for diagonal bracing. Solid web structural members used as diagonal bracing shall be secured by at least one bolt per connection. The bolts must be of the same size and strength as shown on the erection drawing and drawn up wrench tight. For reference, see OSHA regulation 1926.756.
20. All columns shall be anchored by a minimum of (4) anchor bolts. Each column splice and column anchor bolt assembly including the welding to the base plate shall be designed to resist 300 lbs. Eccentric load located (18) inched from the column face in each direction at the top of the column shaft. For reference, see OSHA regulation 1926.756.

## STEEL CONNECTIONS

1. Connection details not completely detailed on the drawings; including material grade and sizes, weld sizes, and the number of bolts, shall be designed by the contractor per the specifications.
2. Refer to the specifications for additional requirements.
3. Reactions noted on the plans are based on service loads and are intended for use with allowable stress design method.

## GROUT

1. Grout below structural steel base plates shall be non-metallic, non-shrink grout with a minimum strength of 6000 psi when bearing on 3000 psi concrete or less, a strength of 8000 psi when bearing on concrete between 3000 and 4000 psi, and, unless noted otherwise on the drawings, a strength of 8000 psi when bearing on concrete greater than 4000 psi.

## WINDOWS

**R301.2.1.2 protection of openings**
Exterior glazing in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the large missile test of ASTM E 1996 and ASTM E 1886 as modified in section 301.2.1.2.1 garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resisting standard or ANSI/DASMA 115.

**Exceptions:**
Wood structural panels with a minimum thickness of 7/16" (11 mm) and the maximum span of 8 feet (2438 mm) shall be permitted for opening protection. Panels shall be precut and attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchorage method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the component and cladding loads determined in accordance with either table R301.2(2) or ASCE 7, with the permanent
Corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with table R301.2.1.2 is permitted for buildings with a mean roof height of 45 feet (13,728 mm) or less where the ultimate design wind speed, Vult is 180 mph (290 kph) or less.

The design wind speed for the subject project is Vult = 138 mph (ultimate wind speed). Based on table 1609.3.1 "wind speed conversion" Vasd = 106 mph (nominal design wind speed), therefore, based on
"exception 1" above, table 1609.1.2. "wind-borne debris protection fastening schedule for wood structural panel" is applicable, see attached table. Based on our calculations panels shall be attached with 1/4" diameter panel mate plus anchor or female id anchor at 16" O.C., all edges, by 2" embedment.

TABLE R301.2.1.2
WIND-BOURNE DEBRIS PROTECTION FASTENING
SCHEDULE FOR WOOD STRUCTURAL PANELS a,b,c,d

| FASTENER TYPE | PANEL SPAN <=1200 | 1200 < PANEL SPAN <= 1800 | 1800 < PANEL SPAN <= 2400 |
|---|---|---|---|
| No. 8 wood-screw-based anchor w/ 2" embed. length | 400mm | 250mm | 200mm |
| No. 10 wood-screw-based anchor w/ 2" embed. length | 400mm | 300mm | 225mm |
| ¼-inch 0 lag screw-based anchor w/ 2" embed. length | 400mm | 400mm | 400mm |

For SI: 1 inch = 25.4 mm, 1 foot= 304.8 mm, 1 pound = 4.448 N, 1 mile per hour=0.447 m/s. each
A. This table ia based on 180 mph wind speeds (Vult) and 33-foot mean roof height.
B. Fasteners shall be installed at opposing ends of the wood structural panel. Fastaners shale be locatad not less than 1" from the edge ofthe panel.
C. Anchors shall penetrate through the exterior wall covering with an embedment length 2" minmum into the building frame. Fasteners shall be located not lees than 2 1/2" from the edge of concrete block or concrete.
D. Panels attached to masonry er masonry / stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,500 pounds .

SINGLE STORY OR SECOND FLOOR

| SPAN | SIZE / DEPTH | JACK STUDS | KING STUDS |
|---|---|---|---|
| 0 TO 1050mm | (2) 38X140s or 89X140 LVL/PSL | 1 | 1 |
| 151 TO 1850mm | (2) 38X184s or 89X184 LVL/PSL | 1 | 2 |
| 1851 TO 2400mm | (2) 38x235s or 89x235 LVL/PSL | 1 | 2 |
| 2401 TO 3000mm | (2) 38X254mm LVL | 2 | 3 |
| 3001mm AND UP | CONSULT WITH ENGINEER FOR SIZE. | N/A | N/A |

FIRST STORY W/ FLOOR ABOVE

| SPAN | SIZE / DEPTH | JACK STUDS | KING STUDS |
|---|---|---|---|
| 0 TO 1050mm | (2) 38X184s | 1 | 1 |
| 1051 TO 1850mm | (2) 38X235s | 2 | 2 |
| 1851 TO 2400mm | (2) 38x286s | 2 | 2 |
| 2401 TO 3000mm | (2) 44X305 LVL | 2 | 3 |
| 3001mm AND UP | CONSULT WITH ENGINEER FOR SIZE. | N/A | N/A |

All lintels shall bear on not less than double cut jack studs. Jack studs shall be nailed to supporting double king studs w1th 2 rows of 16d nails at 300mm O.C. staggered.

For 38x140 walls, add an additional ply of lintel material.

See strapping detail for uplift connections around windows and doors.

The above lintels/headers are intended for openings supporting one floor and roof loads only. Consult with the engineer for openings that support two floors and/or roof loads and for those that are supporting a point or beam loading.

The header sizes above do not allow for point loads or if a beam or other heavily loaded element falls over header shown.

Multi-ply headers are sized with the anticipation of plywood or OSB material installed in between each ply.
For header widths less than the thickness of the wall framing shift header to outside face of the wall.

MULTIPLE LVL ATTACHMENT SCHEDULE

| FASTENER | (2) PLY LVL | (3) PLY LVL | (4) PLY LVL |
|---|---|---|---|
| 16d Nails | 3 ROWS 300mm O.C. | 3 ROWS 300mm o.c. EACH SIDE | |
| 1 /4" X 3.5" Screws | 3 ROWS 400mm O.C. | 3 ROWS 400mm o.c. EACH SIDE | |
| 12.7mm⌀ THRU BOLTS | 2 ROWS 600mm O.C. | 2 ROWS 600mm O.C. | 2 ROWS 400mm O.C. |

1. FASTENER ROWS ARE TO BE STAGGERED
2. FOR LVL BEAMS 425mm OR MORE IN DEPTH, INSTALL AN ADDITIONAL ROW OF THE FASTENER SHOWN ABOVE. IE. 3 ROWS BECOME 4 ROWS.
3. WHERE THE MUL IIPLE LVL SUPPORTS A PERPENDICULAR BEAM, INSTALL 63.5mm DIA THROUGH BOLTS WITHIN 200mm EACH SIDE OF PERPENDICULAR BEAM.

## CODES AND STANDARDS

1. "Minimum Design Loads For Buildings And Other Structures" American Society Of Civil Engineers. Asce 7-10 Was Utilized For The Design Of This Structure In Accordance With The International Residential Code 2015- Part Ix Reference Standards (Page 764).
2. "Specifications For Structural Steel Buildings', Allowable Strength Design (13th Edition - Asd), March 9, 2005 - American Institute Of Steel Construction
3. "Seismic Provisions For Structural Steel Buildings", May 21, 2005, American Institute Of Steel Construction
4. "Structural Welding Code- Steel (Aws D1.1)" And "Structural Welding Code Reinforcing Steel (Aws D1.4)", American Welding Society.
5. "Building Code Requirements For Reinforced Concrete (Aci 318-05), American Concrete Institute 2005 And All Succeeding Revisions.
6. "Building Code Requirements For Masonry Structures" (Aci 530-05) And
7. "Specifications For Masonry Structures" (Aci 530.1-11), American Concrete Institute 2005.
8. "Manual Of Standard Practice", Concrete Reinforcing Steel Institute, Latest Edition.

## CLIMACTIC AND GEOGRAPHIC DATA

| | |
|---|---|
| Wind Design Speed | 115 MPH |
| Seismic Design Category | D1 |
| Weathering: | Negligable |
| Frostline Depth | 300mm |
| Termite | Very Heavy |
| Winter Design Temp | 26 Degrees |
| Ice Barrier Underlayment Req'd | No |
| Air Freezing Index | 50 Degrees |
| Annual Temp | 63.1 |

## GRAVITY LOAD DESIGN CRITERIA

| | | |
|---|---|---|
| DEAD LOAD CRITERIA | | |
| | Total Roof Dead Loads: | 20 TOTAL PSF |
| LIVE LOAD CRITERIA | | |
| Roof | Slope - flat to 4:12 | 20 PSF |
| Floors | Habitable attics and Sleeping Areas | 30 PSF |
| SOIL BEARING PRESSURE | | 2000 PSF (ASSUMED); |

This project was designed in the absence of a soils report.
Load bearing values for soil capacity have been assumed utilizing IRC 2009, table R401.4.1 based on the following classifications (SW, SP, SM, SC, GM and GC) = 2000 psf. The reasonableness of this assumption should be verified prior to commencing any foundation work.

# NORDIC A-FRAME GETAWAY

Designer: Designer
Drawn By: Author

**NOTES**

1. Plans are copyrighted and inteded for personal builds only
2. Review Plans with your local builder or engineer to make sure it is suitable for your site and local requirements
3. Printable sheet size is 18"x24"

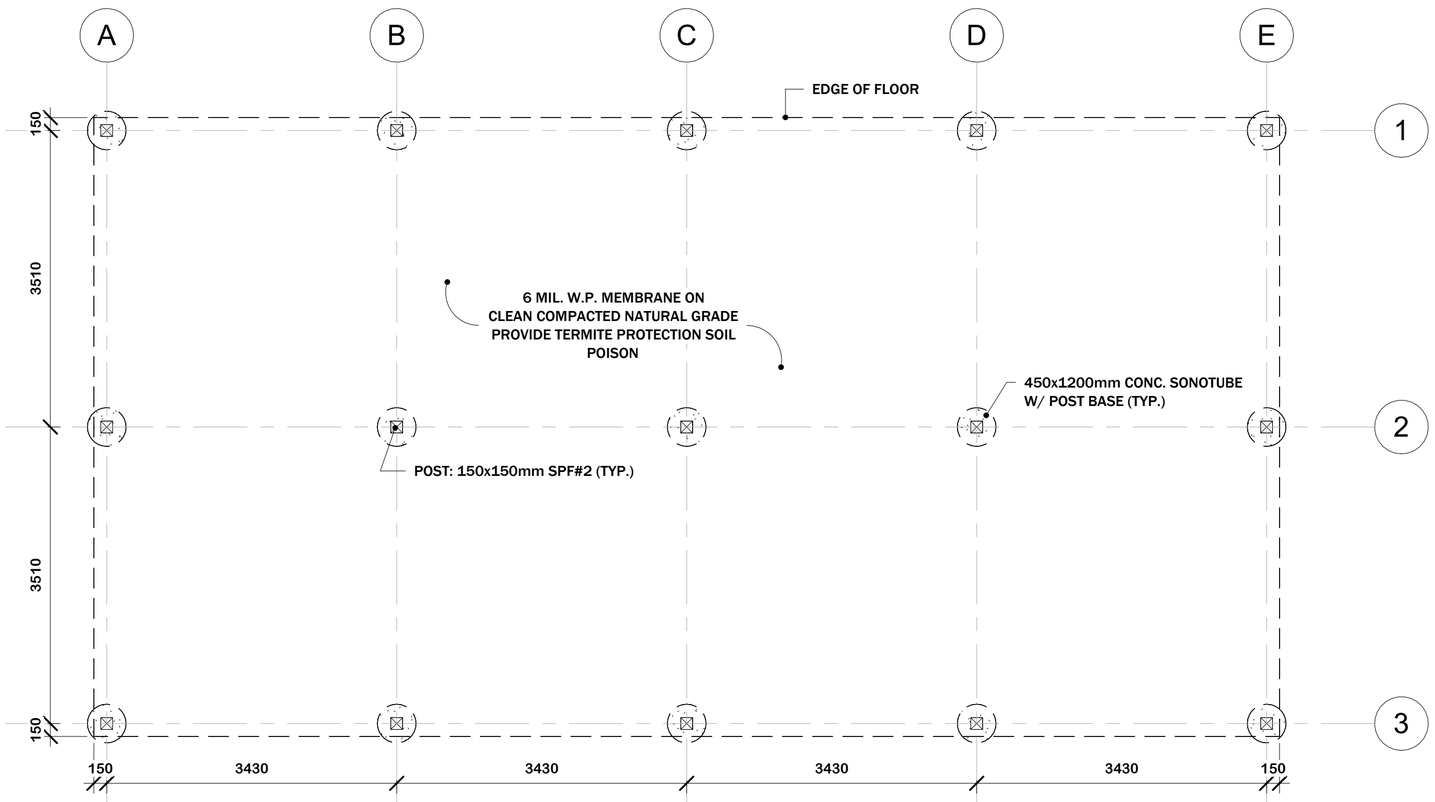
**REVISIONS**

SCALE: 1 : 24

**FRAMING NOTES**

Sheet No.

**S0**




1
S1

# FOUNDATION PLAN

Scale: 1 : 50

## STRUCTURAL DESIGN CRITERIA

**CLIMACTIC AND GEOGRAPHIC DATA**

| | |
|---|---|
| Wind Design Speed | 115 MPH |
| Seismic Design Category | D1 |
| Weathering: | Negligable |
| Frostline Depth | 300mm |
| Termite | Very Heavy |
| Winter Design Temp | 26 Degrees |
| Ice Barrier Underlayment Req'd | No |
| Air Freezing Index | 50 Degrees |
| Annual Temp | 63.1 |

**GRAVITY LOAD DESIGN CRITERIA**

| | | |
|---|---|---|
| DEAD LOAD CRITERIA | | |
| Total Roof Dead Loads: | | 20 TOTAL PSF |
| Total Floor Dead Loads: | | 10 TOTAL PSF |
| LIVE LOAD CRITERIA | | |
| Roof | Slope - flat to 4:12 | 20 PSF |
| Floors | Habitable attics and Sleeping Areas | 30 PSF |
| SOIL BEARING PRESSURE | | 2000 PSF (ASSUMED); |

**FOUNDATION AND FLOOR FRAMING PLAN NOTES**

1. ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED SOIL AT 300mm MIN. BELOW LOWEST ADJACENT GRADE.
2. ANCHOR BOLTS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE GALVANIZED AND A MINIMUM 12.7mmDIA. SPACED AT 1800mm O.C. WHERE REQUIRED
3. TYPICAL FLOOR SHEATHING TO BE 19.05mm APA RATED PLYWOOD

**ROOF FRAMING PLAN NOTES**

1. PROVIDE MINIMUM (2) 38X140 DFL #2 OVER ALL OPENINGS IN ALL EXTERIOR AND BEARING WALLS.
2. PROVIDE MINIMUM DOUBLE STUD POST UNDER ALL BEAMS, HEADERS, AND GIRDER TRUSSES.
3. PROVIDE MINIMUM 38X140 DFL STUD GRADE AT 600mm AT ALL EXTERIOR AND BEARING WALLS, AND A MINIMUM 2X4 STUD GRADE AT 600mm O.C. AT INTERIOR AND PARTITION WALLS.
4. TYPICAL ROOF SHEATHING TO BE 6.35mm APA RATED PLYWOOD WITH 8d NAILS AT 150/300.
5. PROVIDE SOLID BLOCKING AT ALL CEILING HUNG FIXTURE LOCATIONS.

**STRUCTURAL NOTES**

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. ALL DESIGNATED EXTERIOR BRACED WALL SHALL BE A MINIMUM 11.1 OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 150mm O.C. AT PANEL EDGES AND 300mm O.C. AT INTERMEDIATE FRAMING MEMBERS.
3. SOLE PLATES SHALL BE FASTENED TO JOISTS OF SOLID BLOCKING WITH (3) 16d NAILS AT 400mm O.C. JOIST TO PLATE OR SILL 8d @ 400mm O.C. TOENAIL.
4. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED WITH MINIMUM 12.1mm GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE "S" OR "W" SCREWS AT 175mm O.C. AT EDGES AND 200mm O.C. AT INTERMEDIATE SUPPORTS.
5. THIS DRAWINGS SHOWS BRACED WALL LINES WITH 'CONTINUOUS STRUCTURAL PANEL SHEATHING' MEETING THE MINIMUM REQUIREMENTS OF SECTIONS R602.103 OF THE IRC.
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION

# NORDIC A-FRAME GETAWAY

Designer: Designer

Drawn By: Author

**NOTES**

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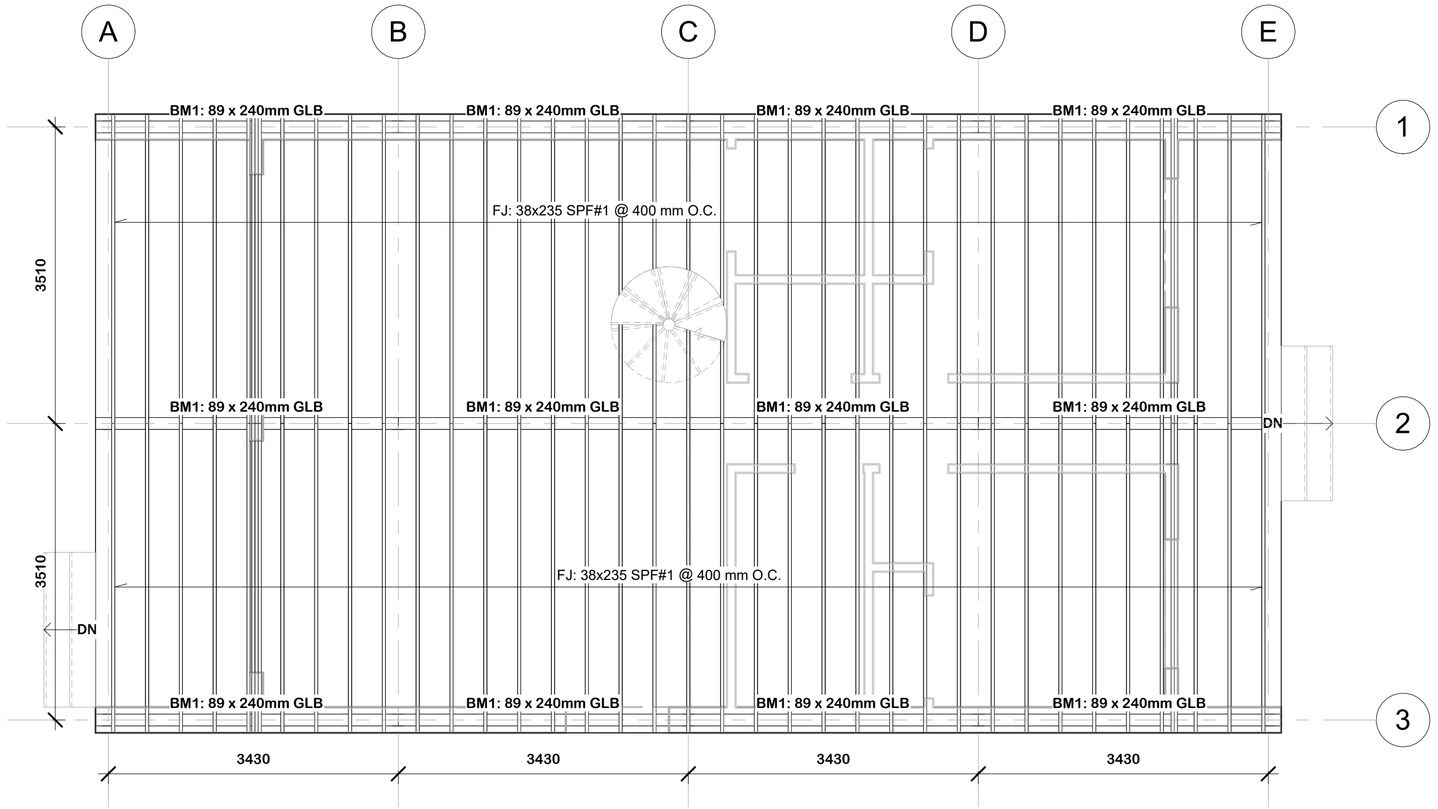
REVISIONS

SCALE: As indicated

FOUNDATION PLAN

Sheet No.

S1




# FIRST FLOOR FRAMING PLAN

1 / S2

Scale: 1 : 50

## STRUCTURAL DESIGN CRITERIA

**CLIMACTIC AND GEOGRAPHIC DATA**

| | |
|---|---|
| Wind Design Speed | 115 MPH |
| Seismic Design Category | D1 |
| Weathering: | Negligable |
| Frostline Depth | 300mm |
| Termite | Very Heavy |
| Winter Design Temp | 26 Degrees |
| Ice Barrier Underlayment Req'd | No |
| Air Freezing Index | 50 Degrees |
| Annual Temp | 63.1 |

**GRAVITY LOAD DESIGN CRITERIA**

| | | |
|---|---|---|
| DEAD LOAD CRITERIA | | |
| Total Roof Dead Loads: | | 20 TOTAL PSF |
| Total Floor Dead Loads: | | 10 TOTAL PSF |
| LIVE LOAD CRITERIA | | |
| Roof | Slope - flat to 4:12 | 20 PSF |
| Floors | Habitable attics and Sleeping Areas | 30 PSF |
| SOIL BEARING PRESSURE | | 2000 PSF (ASSUMED); |

**FOUNDATION AND FLOOR FRAMING PLAN NOTES**

1. ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED SOIL AT 300mm MIN. BELOW LOWEST ADJACENT GRADE.
2. ANCHOR BOLTS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE GALVANIZED AND A MINIMUM 12.7mmDIA. SPACED AT 1800mm O.C. WHERE REQUIRED
3. TYPICAL FLOOR SHEATHING TO BE 19.05mm APA RATED PLYWOOD

**ROOF FRAMING PLAN NOTES**

1. PROVIDE MINIMUM (2) 38X140 DFL #2 OVER ALL OPENINGS IN ALL EXTERIOR AND BEARING WALLS.
2. PROVIDE MINIMUM DOUBLE STUD POST UNDER ALL BEAMS, HEADERS, AND GIRDER TRUSSES.
3. PROVIDE MINIMUM 38X140 DFL STUD GRADE AT 600mm AT ALL EXTERIOR AND BEARING WALLS, AND A MINIMUM 2X4 STUD GRADE AT 600mm O.C. AT INTERIOR AND PARTITION WALLS.
4. TYPICAL ROOF SHEATHING TO BE 6.35mm APA RATED PLYWOOD WITH 8d NAILS AT 150/300.
5. PROVIDE SOLID BLOCKING AT ALL CEILING HUNG FIXTURE LOCATIONS.

**STRUCTURAL NOTES**

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. ALL DESIGNATED EXTERIOR BRACED WALL SHALL BE A MINIMUM 11.1 OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 150mm O.C. AT PANEL EDGES AND 300mm O.C. AT INTERMEDIATE FRAMING MEMBERS.
3. SOLE PLATES SHALL BE FASTENED TO JOISTS OF SOLID BLOCKING WITH (3) 16d NAILS AT 400mm O.C. JOIST TO PLATE OR SILL 8d @ 400mm O.C. TOENAIL.
4. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED WITH MINIMUM 12.1mm GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE "S" OR "W" SCREWS AT 175mm O.C. AT EDGES AND 200mm O.C. AT INTERMEDIATE SUPPORTS.
5. THIS DRAWINGS SHOWS BRACED WALL LINES WITH 'CONTINUOUS STRUCTURAL PANEL SHEATHING' MEETING THE MINIMUM REQUIREMENTS OF SECTIONS R602.103 OF THE IRC.
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION

# NORDIC A-FRAME GETAWAY

Designer: Designer

Drawn By: Author

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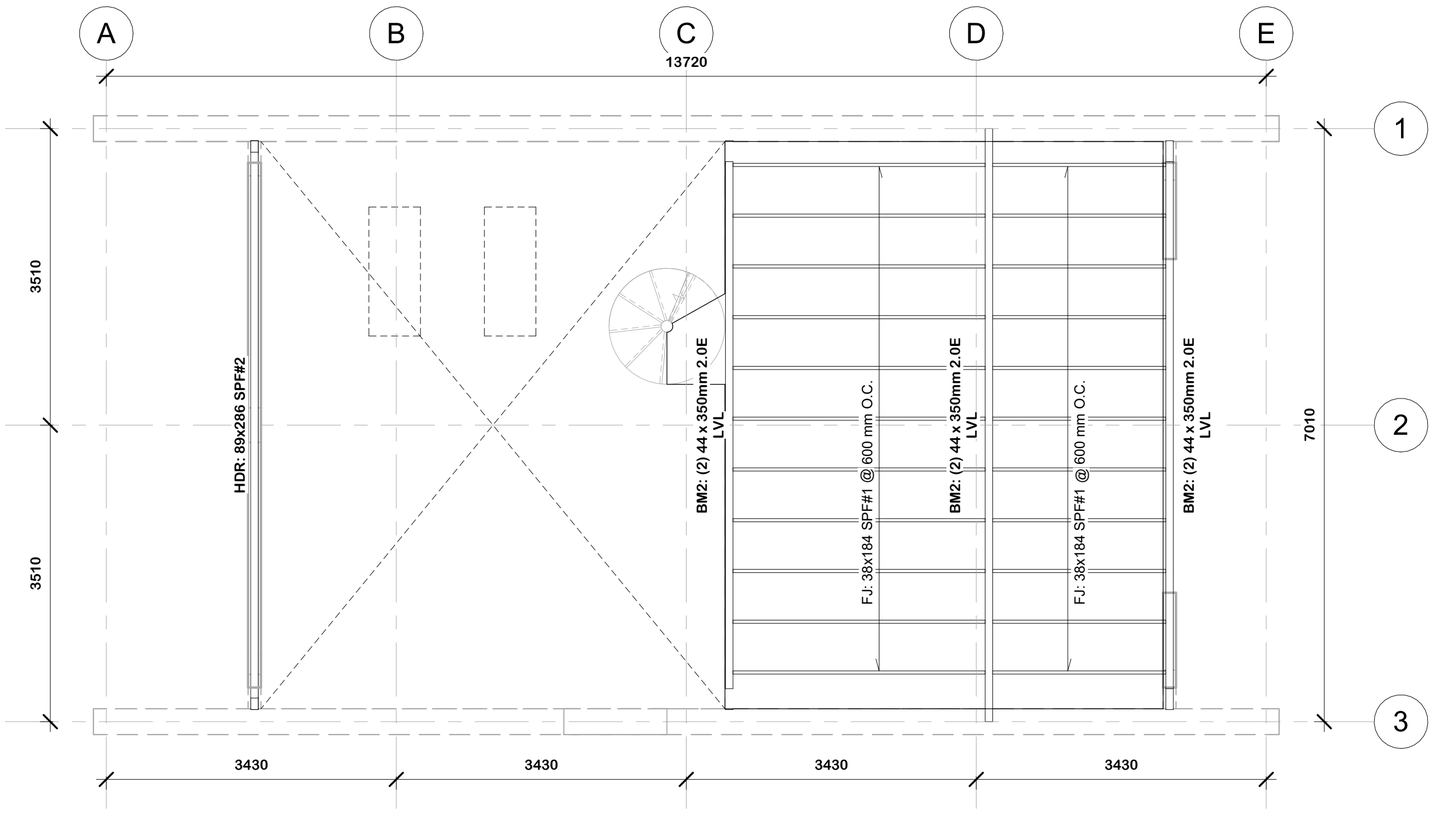
REVISIONS

SCALE: As indicated

FRAMING PLAN

Sheet No.

S2




1 / S3 LOFT FRAMING PLAN

Scale: 1 : 50

## STRUCTURAL DESIGN CRITERIA

**CLIMACTIC AND GEOGRAPHIC DATA**

| | |
|---|---|
| Wind Design Speed | 115 MPH |
| Seismic Design Category | D1 |
| Weathering: | Negligable |
| Frostline Depth | 300mm |
| Termite | Very Heavy |
| Winter Design Temp | 26 Degrees |
| Ice Barrier Underlayment Req'd | No |
| Air Freezing Index | 50 Degrees |
| Annual Temp | 63.1 |

**GRAVITY LOAD DESIGN CRITERIA**

| | | |
|---|---|---|
| DEAD LOAD CRITERIA | | |
| Total Roof Dead Loads: | | 20 TOTAL PSF |
| Total Floor Dead Loads: | | 10 TOTAL PSF |
| LIVE LOAD CRITERIA | | |
| Roof | Slope - flat to 4:12 | 20 PSF |
| Floors | Habitable attics and Sleeping Areas | 30 PSF |
| SOIL BEARING PRESSURE | | 2000 PSF (ASSUMED); |

**FOUNDATION AND FLOOR FRAMING PLAN NOTES**

1. ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED SOIL AT 300mm MIN. BELOW LOWEST ADJACENT GRADE.
2. ANCHOR BOLTS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE GALVANIZED AND A MINIMUM 12.7mmDIA. SPACED AT 1800mm O.C. WHERE REQUIRED
3. TYPICAL FLOOR SHEATHING TO BE 19.05mm APA RATED PLYWOOD

**ROOF FRAMING PLAN NOTES**

1. PROVIDE MINIMUM (2) 38X140 DFL #2 OVER ALL OPENINGS IN ALL EXTERIOR AND BEARING WALLS.
2. PROVIDE MINIMUM DOUBLE STUD POST UNDER ALL BEAMS, HEADERS, AND GIRDER TRUSSES.
3. PROVIDE MINIMUM 38X140 DFL STUD GRADE AT 600mm AT ALL EXTERIOR AND BEARING WALLS, AND A MINIMUM 2X4 STUD GRADE AT 600mm O.C. AT INTERIOR AND PARTITION WALLS.
4. TYPICAL ROOF SHEATHING TO BE 6.35mm APA RATED PLYWOOD WITH 8d NAILS AT 150/300.
5. PROVIDE SOLID BLOCKING AT ALL CEILING HUNG FIXTURE LOCATIONS.

**STRUCTURAL NOTES**

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. ALL DESIGNATED EXTERIOR BRACED WALL SHALL BE A MINIMUM 11.1 OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 150mm O.C. AT PANEL EDGES AND 300mm O.C. AT INTERMEDIATE FRAMING MEMBERS.
3. SOLE PLATES SHALL BE FASTENED TO JOISTS OF SOLID BLOCKING WITH (3) 16d NAILS AT 400mm O.C. JOIST TO PLATE OR SILL 8d @ 400mm O.C. TOENAIL.
4. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED WITH MINIMUM 12.1mm GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE "S" OR "W" SCREWS AT 175mm O.C. AT EDGES AND 200mm O.C. AT INTERMEDIATE SUPPORTS.
5. THIS DRAWINGS SHOWS BRACED WALL LINES WITH 'CONTINUOUS STRUCTURAL PANEL SHEATHING' MEETING THE MINIMUM REQUIREMENTS OF SECTIONS R602.103 OF THE IRC.
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION

# NORDIC A-FRAME GETAWAY

Designer: Designer

Drawn By: Author

**NOTES**

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3. Printable sheet size is 18"x24"

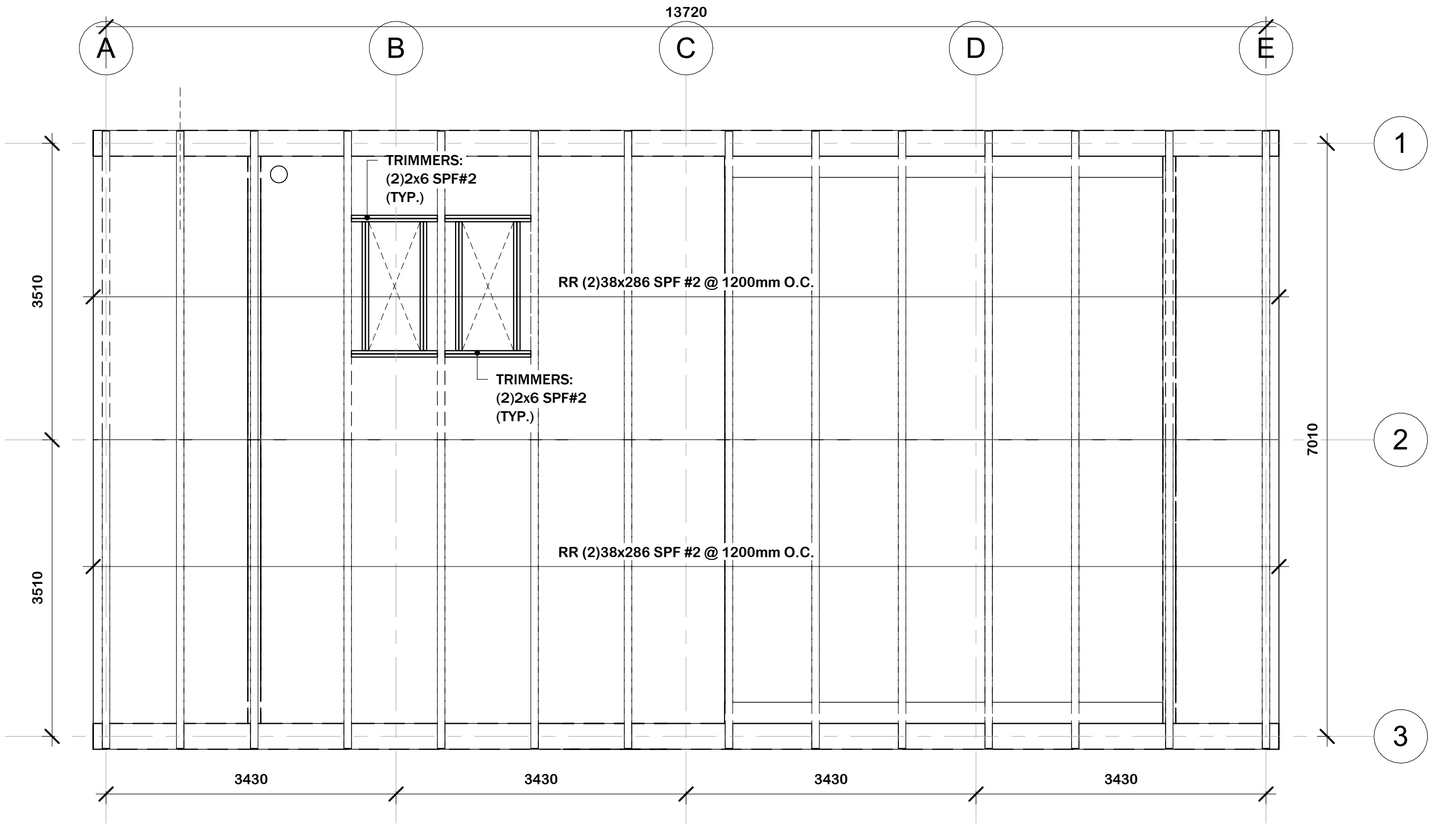
REVISIONS

SCALE: As indicated

LOFT FRAMING PLAN

Sheet No.

S3




1
S4

# ROOF FRAMING PLAN

Scale: 1 : 50

## STRUCTURAL DESIGN CRITERIA

**CLIMACTIC AND GEOGRAPHIC DATA**

| | |
|---|---|
| Wind Design Speed | 115 MPH |
| Seismic Design Category | D1 |
| Weathering: | Negligable |
| Frostline Depth | 300mm |
| Termite | Very Heavy |
| Winter Design Temp | 26 Degrees |
| Ice Barrier Underlayment Req'd | No |
| Air Freezing Index | 50 Degrees |
| Annual Temp | 63.1 |

**GRAVITY LOAD DESIGN CRITERIA**

DEAD LOAD CRITERIA

| | |
|---|---|
| Total Roof Dead Loads: | 20 TOTAL PSF |
| Total Floor Dead Loads: | 10 TOTAL PSF |

LIVE LOAD CRITERIA

| | | |
|---|---|---|
| Roof | Slope - flat to 4:12 | 20 PSF |
| Floors | Habitable attics and Sleeping Areas | 30 PSF |

SOIL BEARING PRESSURE 2000 PSF (ASSUMED);

**FOUNDATION AND FLOOR FRAMING PLAN NOTES**

1. ALL FOOTINGS TO BEAR ON FIRM, UNDISTURBED SOIL AT 300mm MIN. BELOW LOWEST ADJACENT GRADE.
2. ANCHOR BOLTS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE GALVANIZED AND A MINIMUM 12.7mmDIA. SPACED AT 1800mm O.C. WHERE REQUIRED
3. TYPICAL FLOOR SHEATHING TO BE 19.05mm APA RATED PLYWOOD

**ROOF FRAMING PLAN NOTES**

1. PROVIDE MINIMUM (2) 38X140 DFL #2 OVER ALL OPENINGS IN ALL EXTERIOR AND BEARING WALLS.
2. PROVIDE MINIMUM DOUBLE STUD POST UNDER ALL BEAMS, HEADERS, AND GIRDER TRUSSES.
3. PROVIDE MINIMUM 38X140 DFL STUD GRADE AT 600mm AT ALL EXTERIOR AND BEARING WALLS, AND A MINIMUM 2X4 STUD GRADE AT 600mm O.C. AT INTERIOR AND PARTITION WALLS.
4. TYPICAL ROOF SHEATHING TO BE 6.35mm APA RATED PLYWOOD WITH 8d NAILS AT 150/300.
5. PROVIDE SOLID BLOCKING AT ALL CEILING HUNG FIXTURE LOCATIONS.

**STRUCTURAL NOTES**

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. ALL DESIGNATED EXTERIOR BRACED WALL SHALL BE A MINIMUM 11.1 OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 150mm O.C. AT PANEL EDGES AND 300mm O.C. AT INTERMEDIATE FRAMING MEMBERS.
3. SOLE PLATES SHALL BE FASTENED TO JOISTS OF SOLID BLOCKING WITH (3) 16d NAILS AT 400mm O.C. JOIST TO PLATE OR SILL 8d @ 400mm O.C. TOENAIL.
4. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED WITH MINIMUM 12.1mm GYPSUM BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE "S" OR "W" SCREWS AT 175mm O.C. AT EDGES AND 200mm O.C. AT INTERMEDIATE SUPPORTS.
5. THIS DRAWINGS SHOWS BRACED WALL LINES WITH 'CONTINUOUS STRUCTURAL PANEL SHEATHING' MEETING THE MINIMUM REQUIREMENTS OF SECTIONS R602.103 OF THE IRC.
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION

# NORDIC A-FRAME GETAWAY

Designer: Designer

Drawn By: Author

**NOTES**

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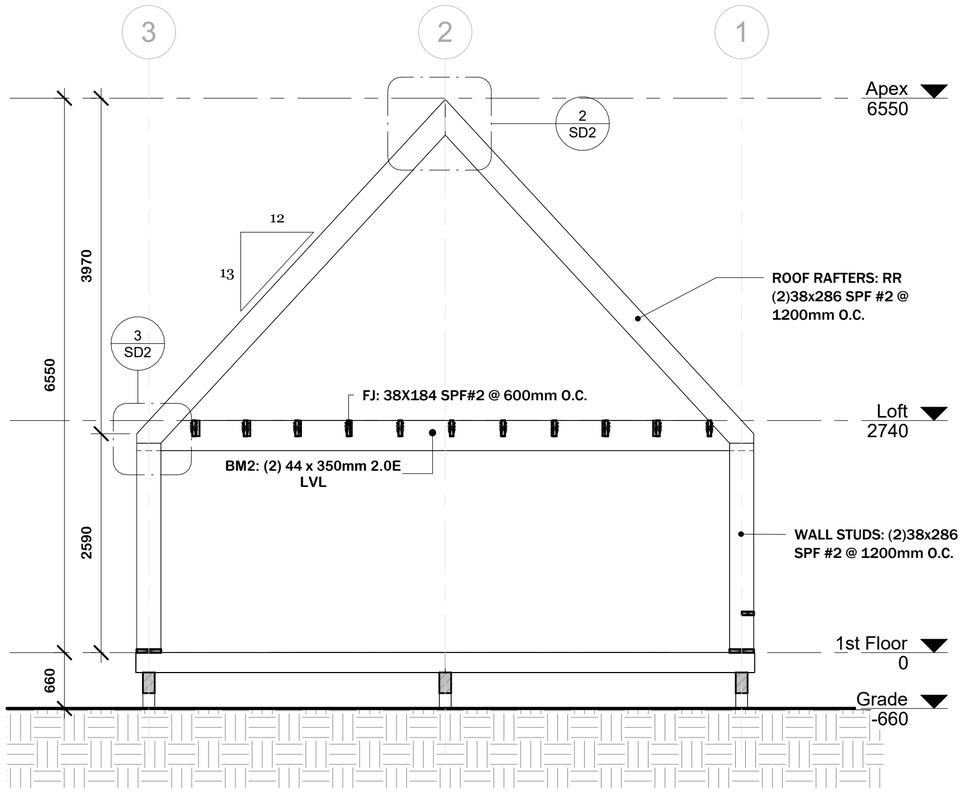
REVISIONS

SCALE: As indicated

ROOF FRAMING PLAN

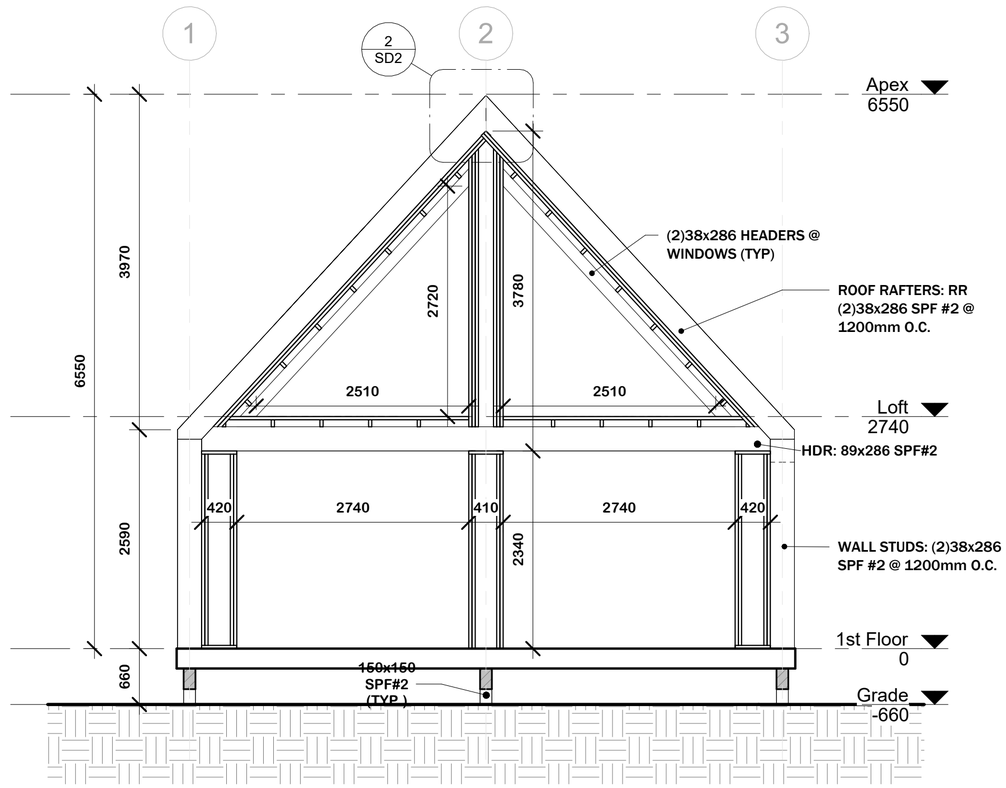
Sheet No.

S4



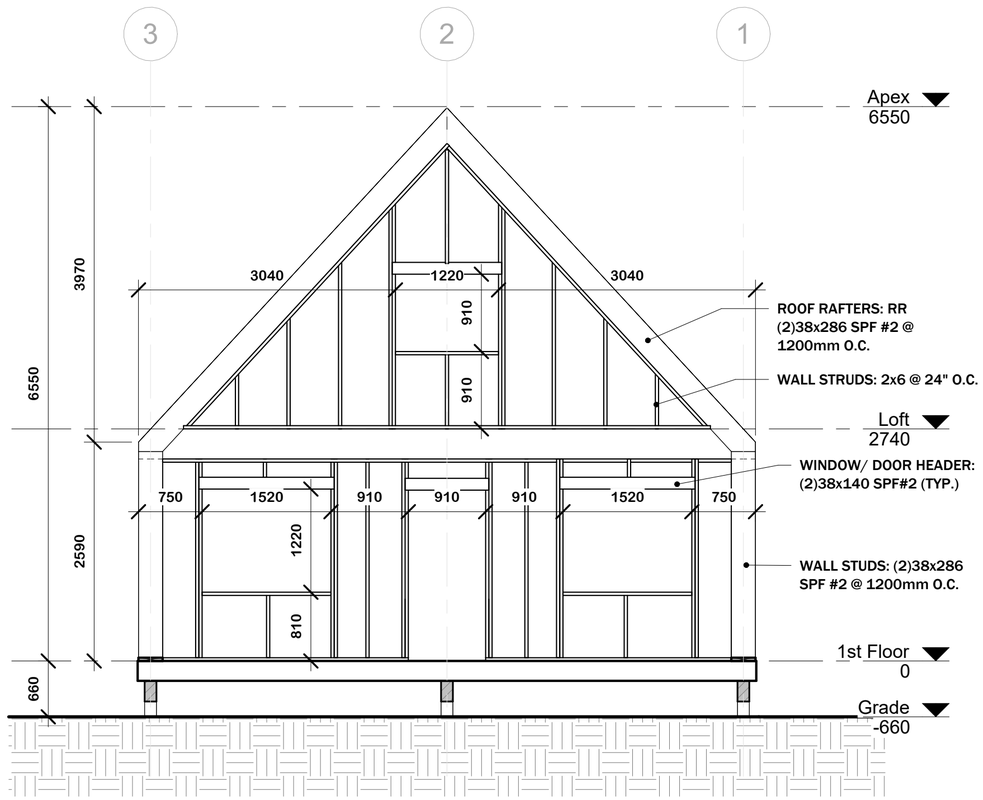

1 SD1 **A-FRAME @ LOFT**

Scale: 1 : 50




2 SD1 **A-FRAME @ FRONT ELEVATION**

Scale: 1 : 50




3 SD1 **A-FRAME @ REAR ELEVATION**

Scale: 1 : 50

# NORDIC A-FRAME GETAWAY

Designer: Designer

Drawn By: Author

**NOTES**

1. Plans are copyrighted and inteded for personal builds only
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3. Printable sheet size is 18"x24"

REVISIONS

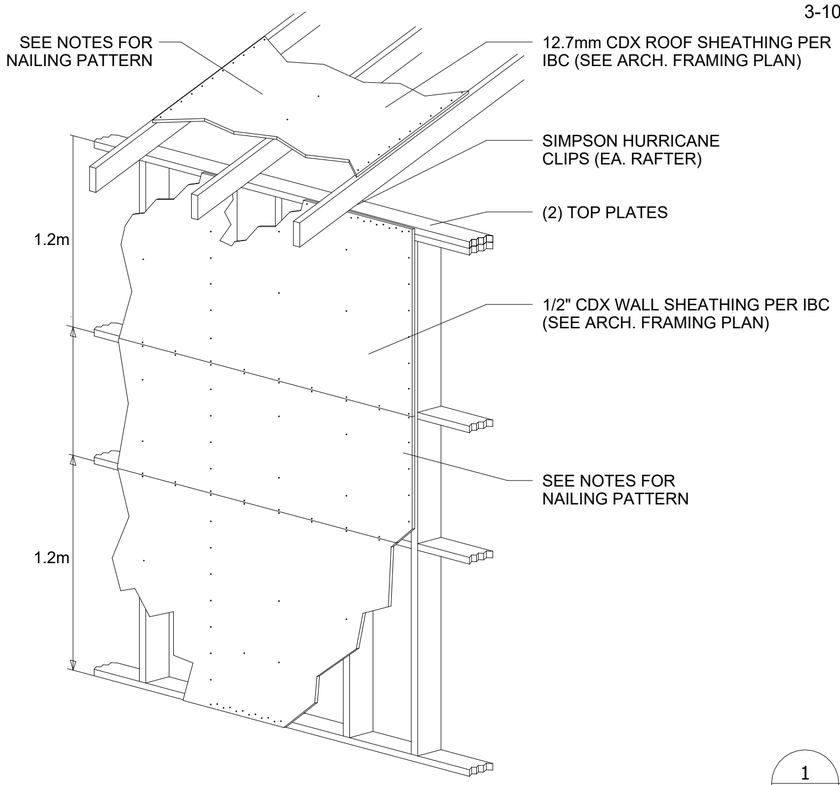
SCALE: 1 : 50

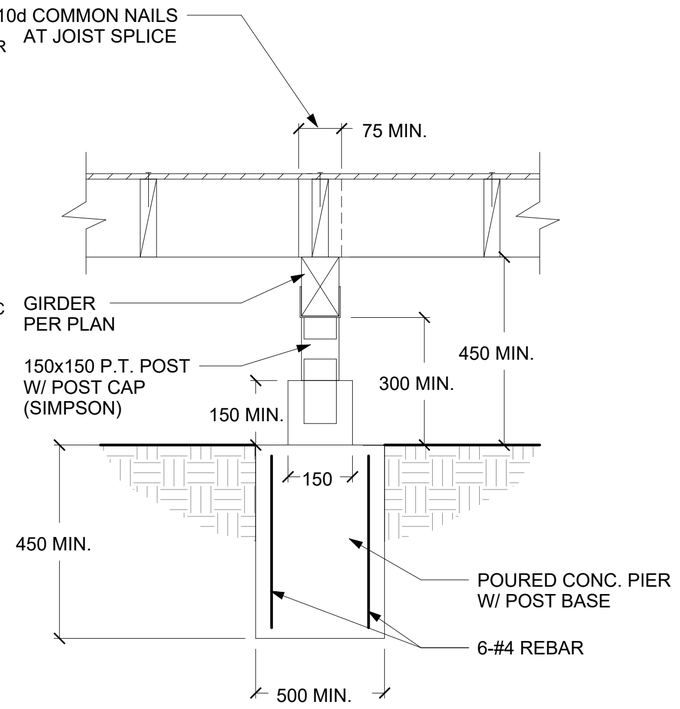
A-FRAME FRAMING DETAIL

Sheet No.

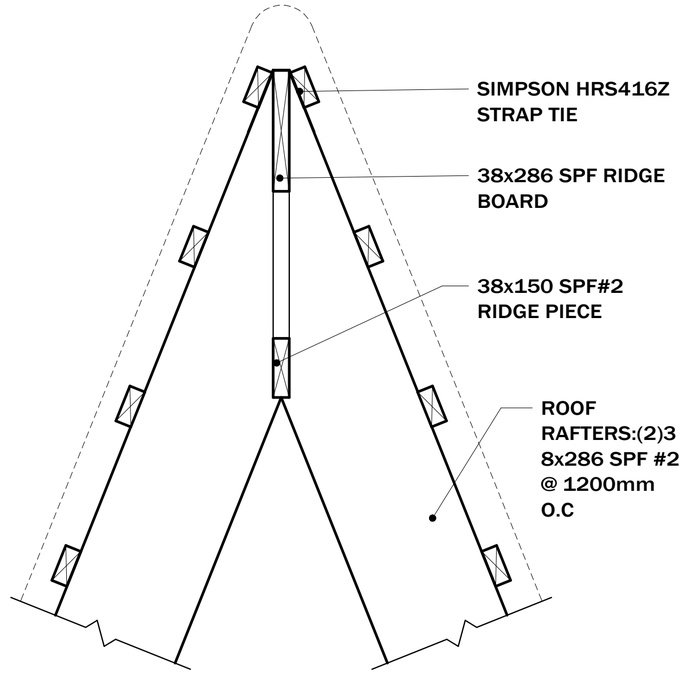
**SD1**

## SHEATHING NAILING PATTERN




1 SD2 **SONOTUBE DETAIL**
Scale: 1 : 10



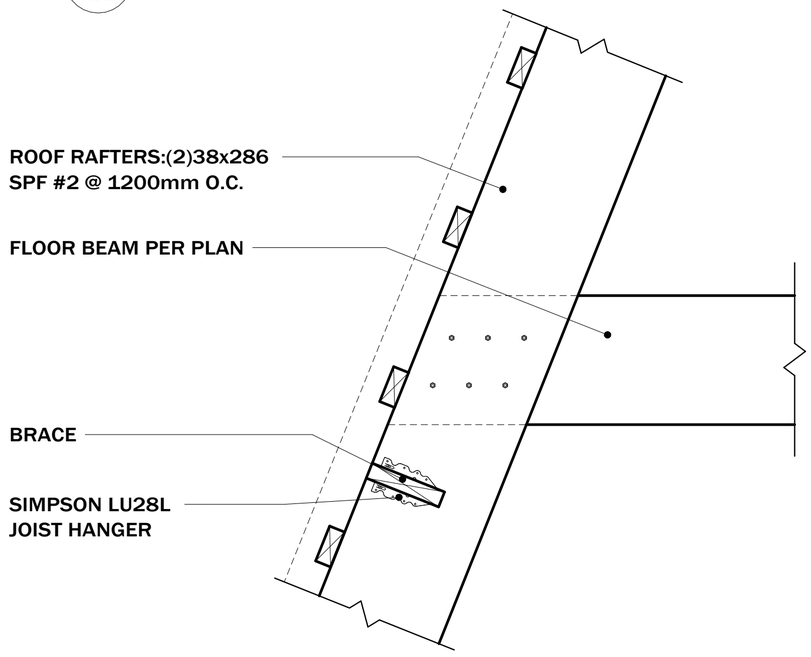

2 SD2 **A-FRAME DETAIL 1**
Scale: 1 : 10

## NAILING SCHEDULE

(APPLIES UNLESS NOTED OTHERWISE ON DRAWINGS)

| CONNECTION | FASTENER | NUMBERS OR SPACING |
|---|---|---|
| JOIST TO BAND JOIST, FACE NAIL | 16D COMMON | 3 |
| JOIST TO SILL OR GIRDER, TOE-NAIL | 8D COMMON | 3 |
| BRIDGING TO JOIST, TOENAIL EACH END | 8D COMMON | 2 |
| LEDGER STRIP | 16D COMMON | 3 @ EACH JOIST |
| 1x6 OR LESS SUB FLOOR TO EACH JOIST, FACE NAIL | 8D COMMON | 2 |
| OVER 1x6 SUB FLOOR TO EACH JOIST, FACE NAIL | 8D COMMON | 3 |
| 2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL | 16D COMMON | 2 |
| SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL | 16D COMMON | 400mm O.C. |
| TOP OR SOLE PLATE TO STUD, END NAIL | 16D COMMON | 2 |
| STUD TO SOLE PLATE, TOE NAIL | 8D COMMON | 4 |
| DOUBLE STUDS, FACE NAIL | 10D COMMON | 600mm O.C. |
| DOUBLE TOP PLATES, FACE NAIL | 10D COMMON | 400mm O.C. |
| TOP PLATES, LAP AND INTERSECTIONS FACE NAIL | - | 2-16D OR 3-10D COMMON |
| CONTINIOUS HEADER, TWO PIECES | 16D COMMON | 400mm O.C. ALONG EACH EDGE |
| CEILING JOIST TO PLATE, TOENAIL | 8D COMMON | 3 |
| CONTINIOUS HEADER TO STUD, TOE NAIL | 8D COMMON | 3 |
| CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL | - | 3-16D OR 4-10D COMMON |
| CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL | - | 3-16D OR 4-10D COMMON |
| RAFTER TO PLATE, TOENAIL | 8D COMMON | 3 |
| 1" BRACE TO EACH STUD AND PLATE, FACE NAIL | 8D COMMON | 2 |
| 1x8 OR LESS SHEATHING TO EACH BEARING, FACE NAIL | 8D COMMON | 2 |
| BUILT-UP CORNER STUDS | 16D COMMON | 3 |
| BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS | 20D COMMON | 600mm O.C. |
| STUDS TO SOLE PLATE, END NAIL | 16D COMMON | 16D COMMON |

**NOTE:**
Wall and roof sheathing will be nailed with 8d nails 75mm O.C. around edges and 150mmO.C. in the field.
Wall and roof sheathing will be nailed with 10d nails 100mm O.C. around edges and 300mm O.C. in the field.
Provide sheathing splices over blocking or framing the sheathing may be placed either horizontally or vertically.
Nails in any single row shall not be spaced closer than 75mm O.C.




3 SD2 **A-FRAME DETAIL 2**
Scale: 1 : 10

# NORDIC A-FRAME GETAWAY

Designer: Designer
Drawn By: Author

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REVISIONS

SCALE: As indicated

FRAMING DETAIL

Sheet No.

SD2