

## DESIGN CRITERIA

TWIN HOMES:

<b>STRUCTURAL DESIGN : 2012 IRC</b>	
ROOF DEAD LOAD	= 12 psf
ROOF SNOW LOAD	= 30 psf
ROOF PITCH	= 6/12
SNOW DRIFT LOAD	= psf
FLOOR LIVE LOAD	= 40 psf
FLOOR DEAD LOAD	= 10 psf
SEISMIC ZONE	= D II
WIND PRESSURE	= 90 mph "B" EXP. 3 SECOND GUST
SOIL BEARING PRESSURE	= 1500 psf ASSUMED

### DEFERRED SUBMITTALS:

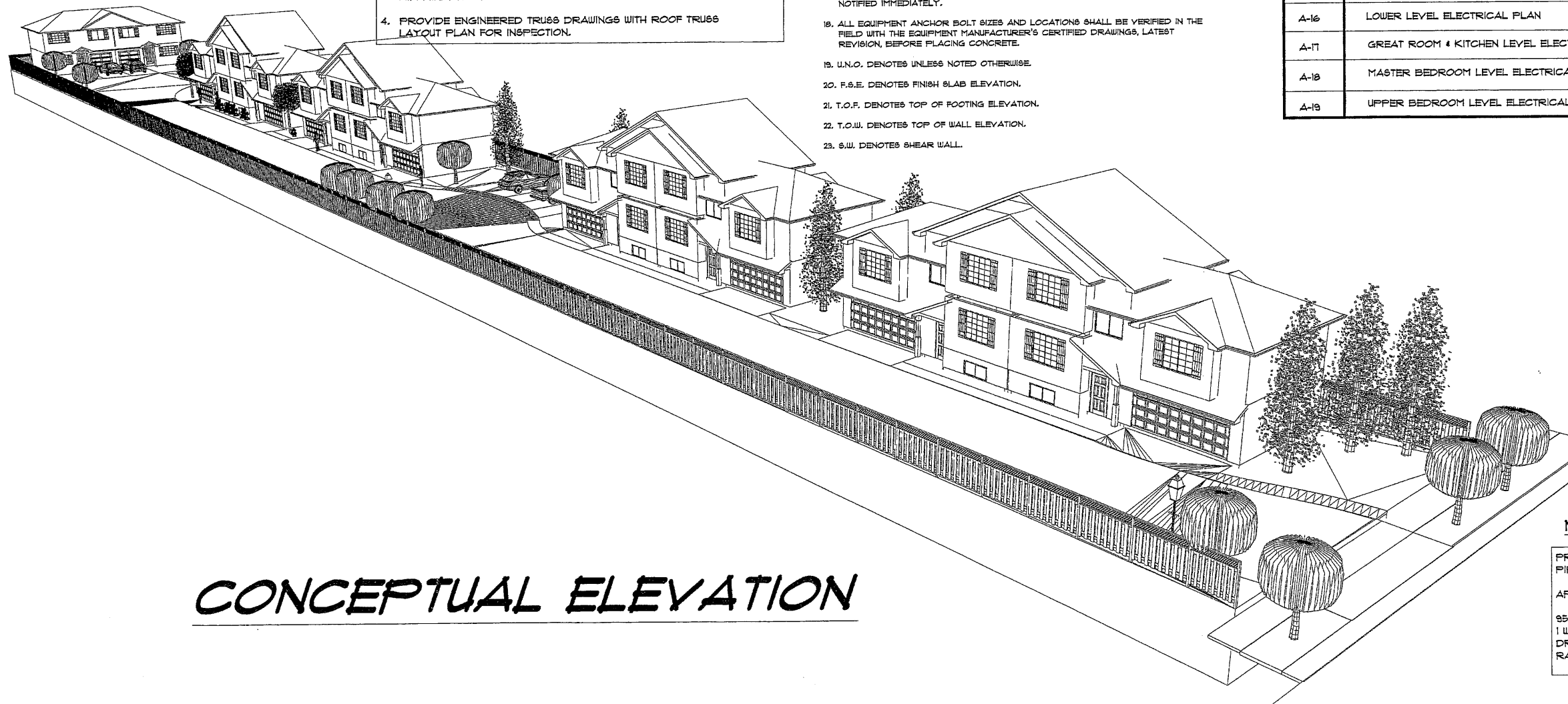
1. PROVIDE FIRE SPRINKLING SCHEMATIC FOR EACH BUILDING TYPE AS PER NFPA 13R. EACH BUILDING TO BE PROVIDED WITH ONE RISER WITH DUAL CHECK VALVE AND ONE 2 1/2" FIRE HOSE COUPLING CONNECTOR AND STROBE/LIGHT ALARM AT THE EXTERIOR OF BUILDING. EACH UNIT IN BUILDING TO BE PROVIDED WITH A STROBE/LIGHT ALARM.
2. PROVIDE GAS PIPING SCHEMATIC. IF GAS PIPE SYSTEM IS OVER 4 OUNCES PRESSURE PROVIDE SCHEMATIC FOR THE SYSTEM. CLEARLY IDENTIFY THE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF THE GAS PIPE, LENGTHS OF THE PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTU'S/HR OR CUBIC FEET OF GAS PER HOUR, IDENTIFY THE BRAND AND LOCATION OF EACH REGULATOR, AND VENTING OF EACH REGULATOR.
3. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 deg. F AT A POINT 36" ABOVE FINISHED FLOOR. PROVIDE MANUFACTURER'S SEC'S AND DETAILS INCLUDING COMBUSTION AIR MIN. REQUIREMENTS AND DETAILS.
4. PROVIDE ENGINEERED TRUSS DRAWINGS WITH ROOF TRUSS LAYOUT PLAN FOR INSPECTION.

### GENERAL

1. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
2. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
3. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
4. SEE THE ARCHITECTURAL DRAWINGS FOR DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILING, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC.
5. ALL CONSTRUCTION AND INSPECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE 2012 IRC, 2012 IFGC & IBC FOR STRUCTURAL.
6. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE 2012 IRC, 2012 IFGC & IBC FOR STRUCTURAL.
7. ALL ABTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR MUST SUBMIT A WRITTEN REQUEST FOR, AND THE ARCHITECT'S AND/OR THE STRUCTURAL ENGINEER'S WRITTEN PRIOR APPROVAL MUST BE OBTAINED FOR ALL CHANGES, MODIFICATIONS, AND/OR SUBSTITUTIONS.
9. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECTURAL DRAWINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR ALL PORTIONS OF THE BUILDING UNTIL ENTIRE STRUCTURE OF THE BUILDING IS COMPLETE.
12. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL LOADS SHOWN FOR MECHANICAL UNITS AND/OR OTHER EQUIPMENT OR DEVICES PRIOR TO INSTALLATION OF ANY STRUCTURE INVOLVED AND SHALL PROVIDE FOR THE JOIST MANUFACTURER ANY AND ALL LOADS ON THE JOISTS.
13. THE CONTRACTOR SHALL COORDINATE ROOF AND FLOOR OPENINGS WITH MECHANICAL AND/OR OTHER DRAWINGS TO ACCOMMODATE MECHANICAL AND/OR OTHER UNITS, ETC.
15. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR THE OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS.
16. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF ASSOCIATED, INC. SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
17. IF THERE ARE QUESTIONS CONCERNING EXISTING CONDITIONS AT THE SITE, AS SHOWN ON THE DRAWINGS, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
18. ALL EQUIPMENT ANCHOR BOLT SIZES AND LOCATIONS SHALL BE VERIFIED IN THE FIELD WITH THE EQUIPMENT MANUFACTURER'S CERTIFIED DRAWINGS, LATEST REVISION, BEFORE PLACING CONCRETE.
19. U.N.O. DENOTES UNLESS NOTED OTHERWISE.
20. F.S.E. DENOTES FINISH SLAB ELEVATION.
21. T.O.F. DENOTES TOP OF FOOTING ELEVATION.
22. T.O.W. DENOTES TOP OF WALL ELEVATION.
23. S.W. DENOTES SHEAR WALL.

## DRAWING INDEX

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A-4	UPPER BEDROOM LEVEL FLOOR PLAN	AA-4	FRONT & RIGHT SIDE ELEVS & BUILDING SECTION A4B
A-5	FRONT AND RIGHT SIDE ELEVATIONS	AA-5	REAR & LEFT SIDE ELEVS & BUILDING SECTIONS C,D,E
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A-7	BUILDING SECTIONS & DETAILS	AA-7	FLASHING DETAILS
A-8	BUILDING SECTIONS & DETAILS	AA-8	FLASHING DETAILS
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# CONCEPTUAL ELEVATION

### NATURAL GAS SPECIFICATIONS:

PRESSURE: 4 OZ.	
PIPE: BLACK STEEL 1 1/2" MAX	
APPLIANCES:	BTU
95% FURNACE	120,000
1 WATER HEATER	12,000
DRYER	25,000
RANGE	25,000



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**C**  
COVER SHEET

