

SMOKE ALARMS

SMOKE ALARMS SHALL BE HARDWIRED. ACTUATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS.

GENERAL GUIDELINES FOR SMOKE ALARM PLACEMENT:

1. IN SLEEPING AREAS.
2. IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE SLEEPING UNIT.
3. IN EACH STORY WITHIN THE SLEEPING UNIT, INCLUDING BASEMENTS, FOR SLEEPING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

EMERGENCY ESCAPE

EMERGENCY ESCAPE AND RESCUE REQUIRED.

1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING

MINIMUM OPENING: 5.0 SQUARE FOOT AREA
 MINIMUM NET CLEAR OPENING HEIGHT = 24"
 MINIMUM NET CLEAR OPENING WIDTH = 20"
 MAXIMUM SILL HEIGHT FROM FLOOR = 44"

ROOF VENTILATION

1. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
2. A REDUCTION OF TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80 % OF THE REQUIRED VENTILATION IS 36" OR MORE ABOVE THE EAVE OR CORNICE VENTS.
3. VENTILATED OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT MESH W/ 1/16" OPENINGS

GENERAL NOTES

1. DO NOT SCALE DRAWING
2. ALL INTERIOR WALLS DIMENSIONED TO FACE OF FRAMING AND ARE 3 1/2" STD. (5 1/2" ON PLUMBING AND DEMISING WALLS) UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS DIMENSIONED TO FACE OF FRAMING PLUS PLYWOOD SHEATHING AND ARE 4" STD.
4. ALL ANGLED WALLS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
5. ALL DOORS ARE EITHER CENTERED ON THE WALL OR LOCATED 6" FROM THE EDGE OF BUTT WALL TO ALLOW FOR FINISH TRIM.
6. ALL WINDOWS TO BE "PELLA-ENCOMPASS SERIES". SEE WINDOW SCHEDULE FOR SIZES.
7. ROOF TRUSSES AND/OR RAFTERS, GIRDER TRUSSES, LAMINATED, MICROLAM, STEEL BEAMS AND COLUMNS, WALL S-CONSTRUCTION OR ANY OTHER SUPPORTING STRUCTURE MUST BE VERIFIED AND APPROVED BY THE CONTRACTOR AND/OR ENGINEER OR LUMBER COMPANY.
8. ALL ELECTRICAL WORK TO BE IN STRICT CONFORMANCE TO THE LOCAL, STATE AND NATIONAL ELECTRIC CODES.
9. SMOKE DETECTORS ARE REQUIRED ONE ON EACH FLOOR, IN ALL BEDROOMS AND IN EACH AREA OUTSIDE BEDROOMS.
10. ALL PLUMBING WORK TO BE IN STRICT CONFORMANCE TO THE LOCAL, STATE AND NATIONAL PLUMBING CODES.
11. ALL HVAC WORK TO BE IN STRICT CONFORMANCE TO THE LOCAL, STATE AND NATIONAL CODES.
12. ALL EQUIPMENT AND APPLIANCES TO BE INSTALLED IN STRICT CONFORMANCE TO MANUFACTURERS' RECOMMENDATIONS AND LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.

CARPENTRY

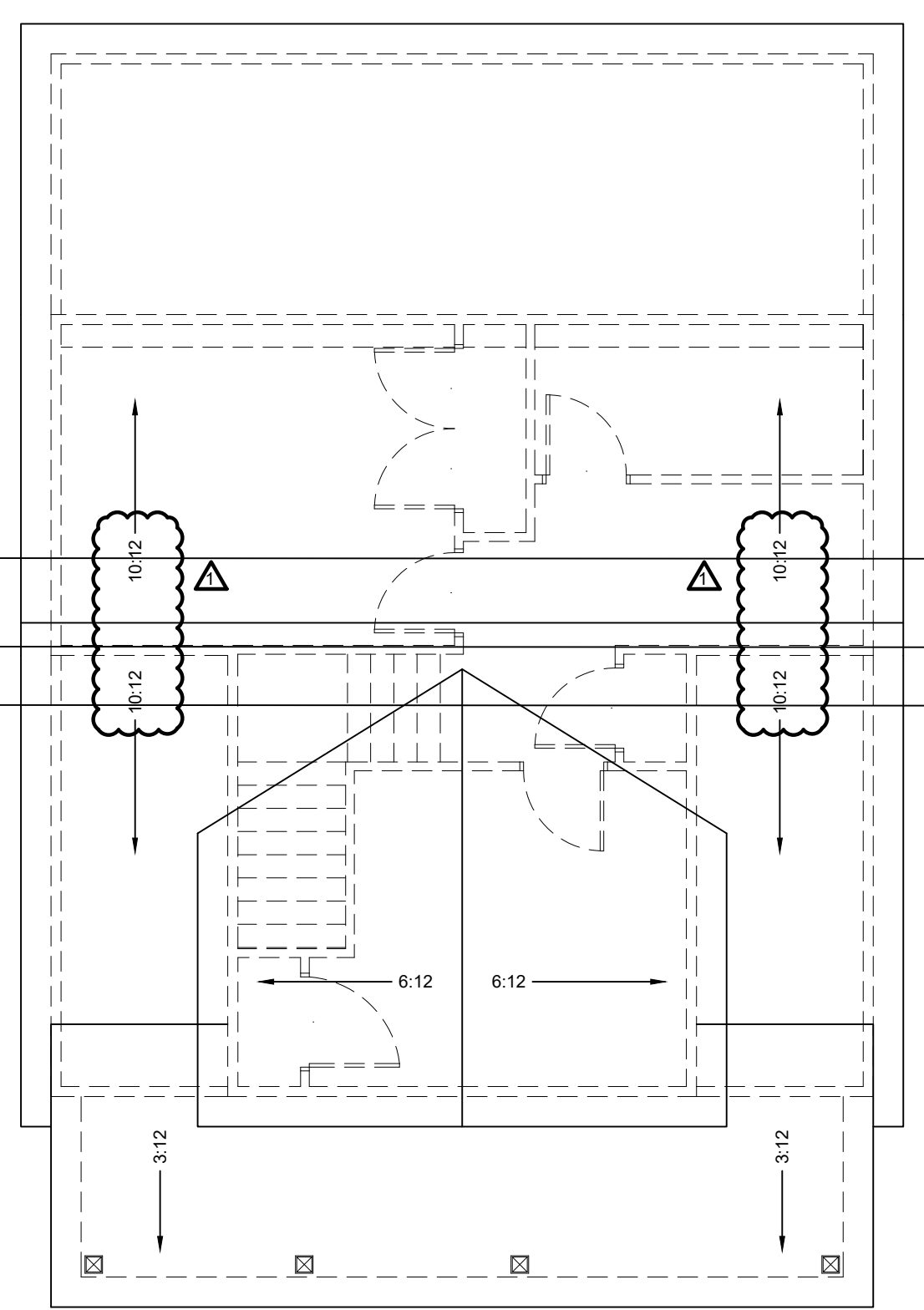
1. FRAMING LUMBER SHALL HAVE:
 F_b = 1200 PSI
 E = 1,700,000 PSI
 DEFLECTION LIMITED TO 1/360
2. UNLESS NOTED OTHERWISE, PROVIDE:
 A. DOUBLE HEADER JOISTS AND TRIMMERS AT FLOOR OPENINGS.
 B. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.
 C. DOUBLE 2 X 10 HEADER WITH 1/2" PLYWOOD BETWEEN DOOR & WINDOW OPENINGS.
 D. (2) ROWS OF 1 X 3 CROSS BRIDGING PER JOIST SPAN (4'-0" O/C MAXIMUM).
 E. FLOOR JOISTS TO BE DOUGLAS FIR, No. 1 GRADE.
 F. ALL STUDS, WALL, RAFTERS & MISC. FRAMING SHALL BE No. 2 GRADE OR BETTER.
 G. ALL NAILS AND SCREWS SHALL NOT BE OVER-DRIVEN
 H. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD DOWN ANCHORS AND OTHER ACCESSORIES SHALL BE AS MANUFACTURED BY SIMPSON STRINGOTIE COMPANY OR APPROVED EQUIVALENT. INSTALL ACCESSORIES PER THE MANUFACTURERS' RECOMMENDATIONS.
3. WEATHER TREATED LUMBER:
 A. ALL LUMBER, FRAMING, SHEATHING, TRIM EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY AND/OR CONCRETE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION SPECIFICATIONS. WHERE POSSIBLE ALL CUTS AND HOLES SHALL BE COMPLETED BEFORE TREATMENT.
 B. ALL FASTENERS USED IN PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL OR OF A METAL WITH AN APPROVED COATING THAT WILL NOT REACT NEGATIVELY WITH THE WOOD TREATMENT COMPOUND.

CONCRETE / FOUNDATION NOTES

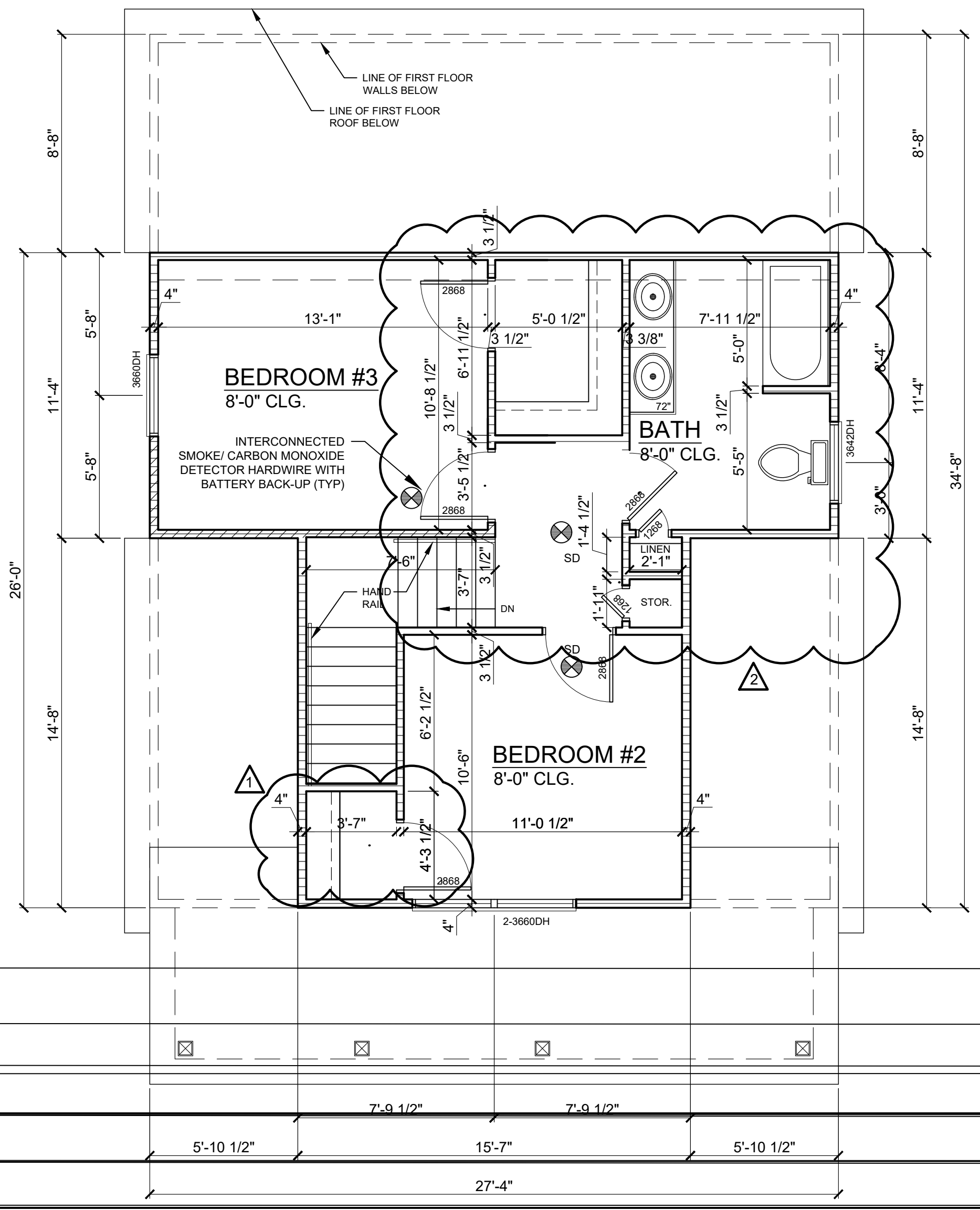
1. ALL CONCRETE FOR FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
2. ALL STRUCTURAL SLABS AND SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
3. MINIMUM DESIGN SOIL PRESSURE SHALL BE 2,000 PSF. BOTTOM OF ALL EXTERIOR FOOTINGS TO BE MINIMUM 3'-0" BELOW FINISH GRADE. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. THREE BARS SHALL BE PLACED CONTINUOUS IN BOTTOM OF ALL FOOTINGS UNLESS INDICATED OTHERWISE ON DRAWINGS. SEE FOUNDATION PLAN AND TYPICAL WALL SECTIONS FOR BAR SIZES AND PLACEMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INVESTIGATION AND VERIFICATION OF SOIL BEARING CONDITIONS AND CAPACITIES FROM AN APPROVED FOUNDINGS. NOTIFY ARCHITECT OF ANY ADVERSE CONDITIONS.
4. WHERE FOOTINGS CHANGE ELEVATION, STEP FOOTINGS AT A RATE OF TWO HORIZONTAL TO ONE VERTICAL.
5. ALL REINFORCING BARS ARE TO BE DEFORMED TYPE, 60 KSI GRADE STEEL.
6. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS SHALL CONFORM WITH ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318-95).
7. PROVIDE HORIZONTAL REINFORCING: DURING WALL' AT 8" O/C VERTICAL, BELOW GRADE & 16" O/C ABOVE GRADE.
8. VERTICAL REINFORCING: REINFORCE WALLS OF EXCAVATED AREAS WITH #6 VERTICAL REBAR AT 4'-0" O/C, AND AT CORNERS AND EACH SIDE OF OPENINGS.
9. ALL HOLLOW LOAD BEARING CONCRETE MASONRY UNITS (C.M.U.) SHALL COMPLY WITH ASTM C90, GRADE N, TYPE 1, USE TYPE M OR S MORTAR.
10. VERIFY DESIGN LOADS w/ LOCAL CODES & SITE CONDITIONS. CHECK WITH LOCAL BUILDING DEPARTMENT OFFICIALS FOR WIND, SEISMIC, SNOW, OR OTHER LOADING CONDITIONS.

STRUCTURAL NOTE

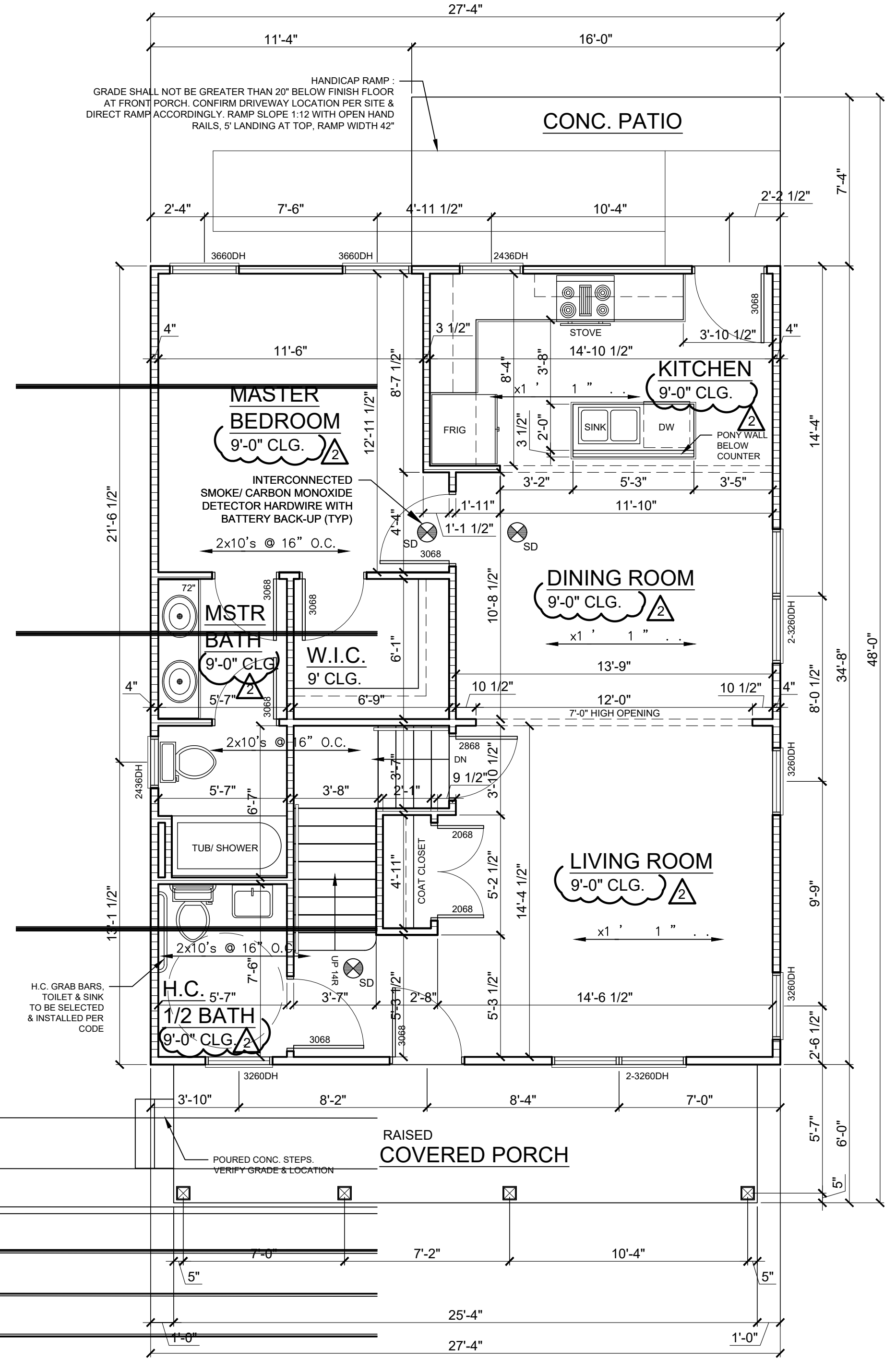
1. THE STRUCTURE IS DESIGNED TO BE STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE RESPONSIBILITY OF THE C.C. TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.
2. ALL STEEL SHALL MEET ASTM A36 REQUIREMENTS.
3. UNLESS OTHERWISE NOTED, PROVIDE 2X PLATE BOLTED TO TOP FLANGE OF STEEL BEAMS (3/8" THICK) (SEE SECTION 05050) ROBBLE FASTEN ALL RAFTERS AND JOISTS.



3 ROOF PLAN
 SCALE: 31/16" = 1'-0"



2 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" SECOND FLOOR: 489 SF



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" FIRST FLOOR: 948 SF TOTAL: 1,437SF



No.	Revision/Issue	Date
1	FOUNDATION SKIRT NOTE	6.21.19
2	2ND FLOOR LAYOUT	7.11.19
	1ST FLOOR 8' CLG HT TO 9'	

Project Name and Address
YND-C SINGLE FAMILY HOUSING
 2-STORY 3-BEDROOM
 4212 Helena Drive
 Youngstown, Ohio 44512

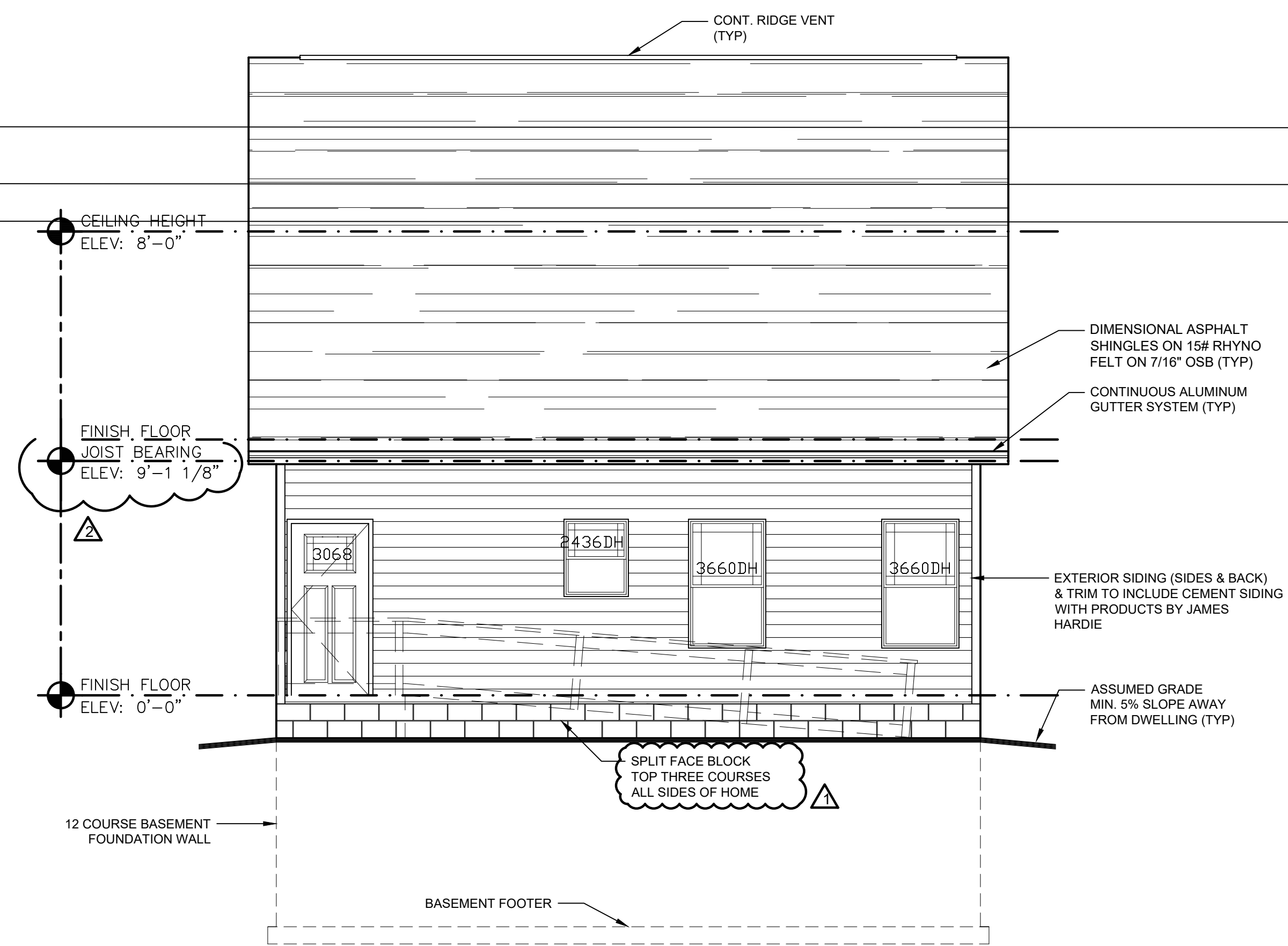
Project No. **5400**

Issue Date **4-12-19**

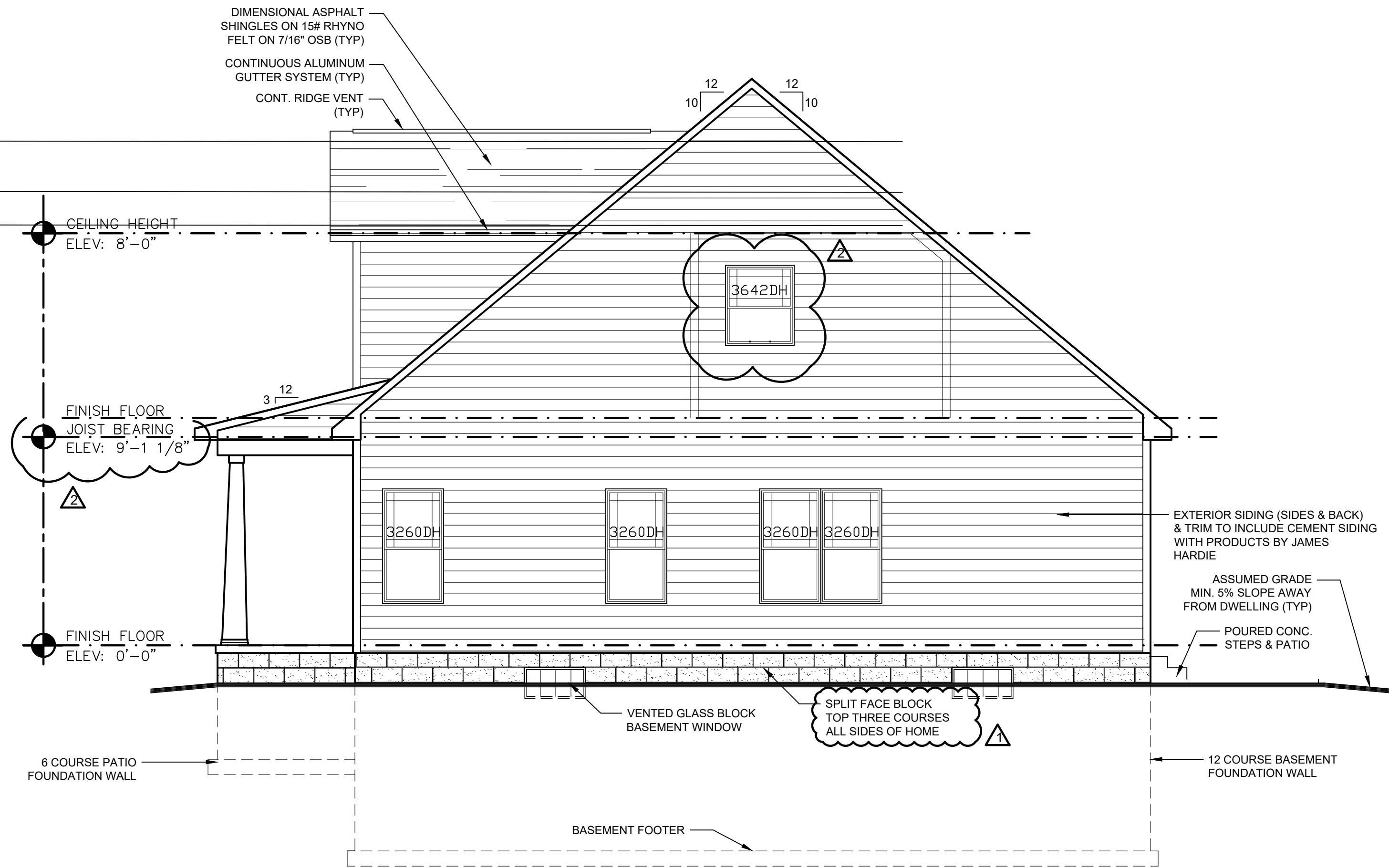
Scale **1/4" = 1'-0"**

Level **1ST & 2ND FLOOR PLANS**

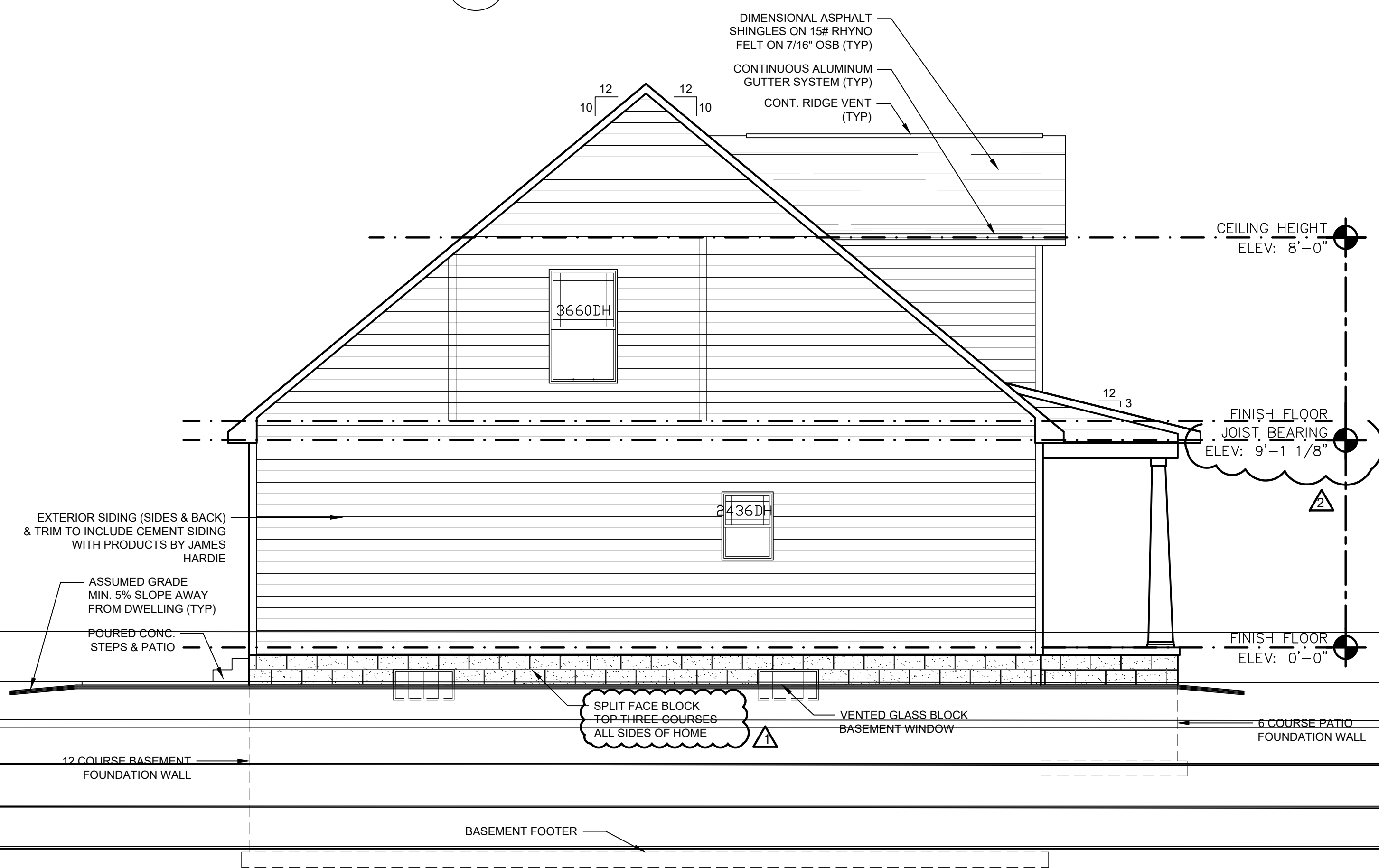
A-2



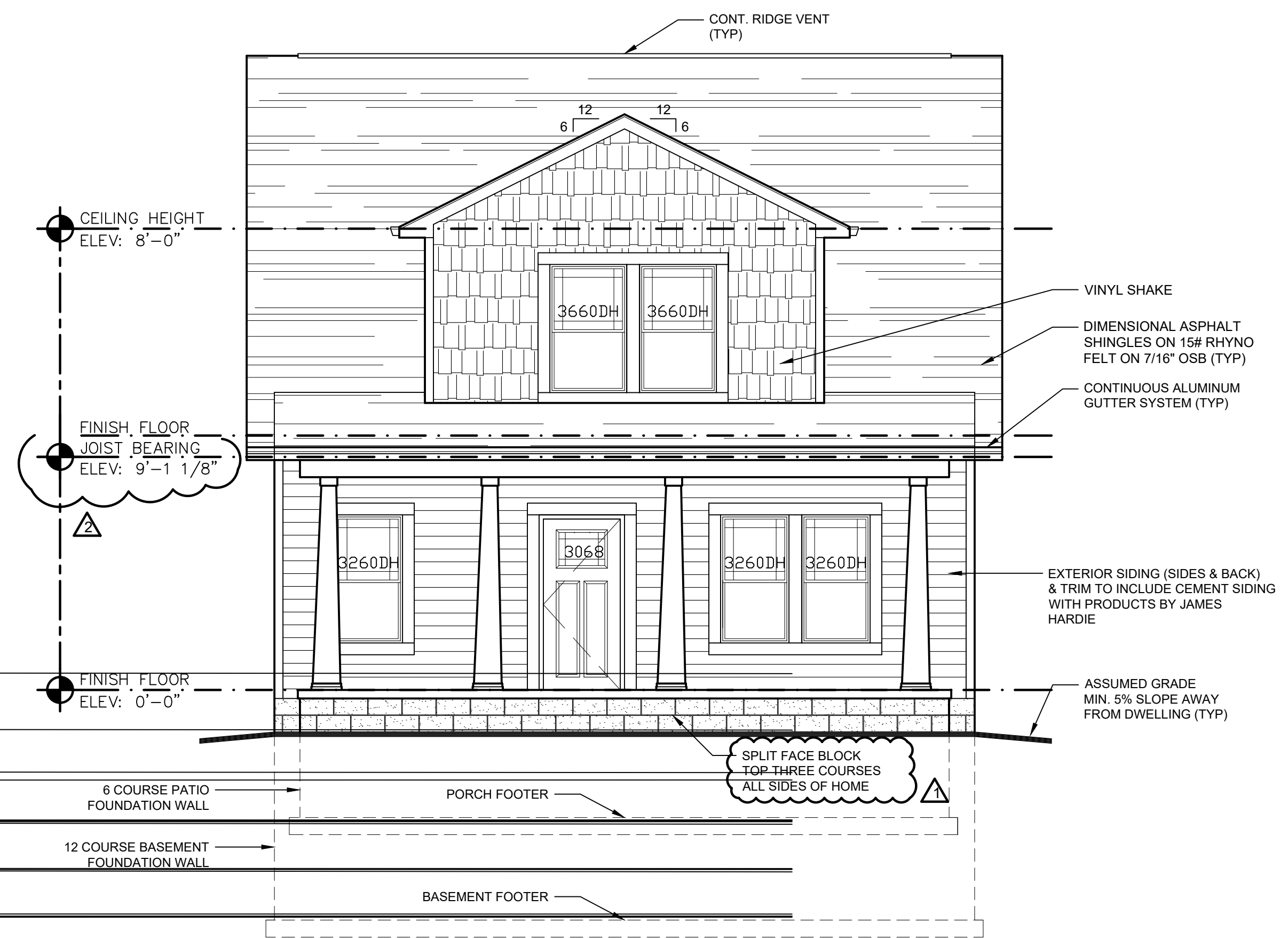
4 BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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

No.	Revision/Issue	Date
1	FOUNDATION SKIRT NOTE	6.21.19
2	2ND FLOOR WINDOW SIZE 1ST FLOOR 8' CLG HT TO 9'	7.11.19

Proj. Name and Addr. ss
YND-SINGLE FAMILY HOUSING
2-STORY 3-BEDROOM
4212 Helena Drive
Youngstown, Ohio 44512

Sheet No. **5400**
Date **6-13-19**
Scale **1/4"=1'-0"**
Type **EXTERIOR ELEVATIONS**
Title **A-3**